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CITY OF ARCATA

2003 HOUSING ELEMENT

ADOPTED
MARCH 17, 2004

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RESOLUTION NO. 034-38

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARCATA ADOPTING THE 2003 HOUSING ELEMENT OF THE CITY OF ARCATA GENERAL PLAN: 2020

WHEREAS, the Guiding Principles of the City of Arcata General Plan: 2020 identify that the City will: allow for a range of housing choices that includes affordable dwellings for community residents, accommodates families as well as individuals and groups, and varies in size and type to reflect the diverse character of the community; to encourage infill development of vacant, brownfield, and underutilized land designated for development as a way of meeting housing and employment needs without major extensions of infrastructure and services; and promote mixed use by encouraging residential units on upper floors in commercial areas; and

WHEREAS, the 2003 Housing Element of the Arcata General Plan: 2020 provides an opportunity for the City to demonstrate how these Guiding Principles will be realized; and

WHEREAS, the City of Arcata is required by State law to prepare a Housing Element which provides information, policies, and programs to encourage the development of housing to meet the needs of all of the City's residents; and

WHEREAS, the City of Arcata has prepared the Housing Element in conformance with the requirements of the Government Code; and

WHEREAS, the Department of Housing and Community Development (HCD) has commented on the City's Draft Housing Element and their comments have been incorporated into the 2003 Housing Element; and

WHEREAS, HCD has indicated in writing that the 2003 Housing Element is in substantial compliance with State law and will be certified following its adoption by the City; and

WHEREAS, the Arcata Planning Commission has reviewed the 2003 Housing Element, held four duly noticed public hearings regarding the 2003 Housing Element, and has recommended that the City Council adopt the 2003 Housing Element; and

WHEREAS, a Negative Declaration/Initial Study has been prepared and determined that adoption of the 2003 Housing Element would not result in any potentially significant environmental impacts; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Arcata hereby:

1) Makes the following findings in regards to the adoption of the Negative Declaration and the 2003 Housing Element:

A. Finding: The proposal will not have a significant adverse impact on the environment nor will it have adverse impact on wildlife resources or their habitat and a Negative Declaration

has been prepared and completed in accordance with the California Environmental Quality Act (CEQA).

Evidence: An Initial Study was prepared for the proposed project and identifies that any environmental impacts that would result from the project would be less than significant. On the basis of the Negative Declaration, comments received, and the whole record, there is no substantial evidence that the project will have a significant adverse impact on the environment nor will it adversely affect wildlife resources or their habitat.

B. Finding: The 2003 Housing Element has been prepared in conformance with Article 6 of the Government Code.

Evidence:
i. Consistent with the requirements of Sections 65351, 65353, and 65355, the City of Arcata provided opportunities for public involvement in the development of the 2003 Housing Element at three public workshops held during preparation of the 2003 Housing Element, four public hearings at Planning Commission, and four public hearings at City Council and provided due public notice for each of these meetings.

ii. The City of Arcata was not required to refer the proposed action to any of the public entities as described in Section 65352 as none of the entities listed in said section would be affected by the document.

iii. The Planning Commission has recommended adoption of the 2003 Housing Element consistent with Section 65354.

iv. The City of Arcata has an appeal procedure for General Plan Amendments established by Section 1-0405 of LUDG in conformance with the requirements of Section 65354.5.

v. Copies of the 2003 Housing Element have been made available to the public as required by Section 65357.

C. Finding: The 2003 Housing Element has been prepared in conformance with Article 10.6 of the Government Code.

Evidence:
i. HCD has identified that the 2003 Housing Element substantially complies with Housing Element law in its letter dated March 11, 2004.

ii. The 2003 Housing Element has been prepared consistent with the requirements of Section 65588 and includes the content, including a needs assessment, goals, policies, implementation measures, and analysis of resources and constraints, described under Section 65583.

iii. The 2003 Housing Element documents how the City will accommodate its share of the regional housing need determined by the Humboldt County Association of Governments as described under Section 65584.

iv. The City has followed the procedural guidelines described in Section 65585 and, upon adoption of this resolution, will submit the 2003 Housing Element for its final review as described in this section.

2) Adopts the Negative Declaration prepared for the Housing Element and directs staff to file a Notice of Determination.

3) Adopts the 2003 Housing Element of the City of Arcata General Plan: 2020 and directs staff to forward the 2003 Housing Element and a record of the City Council's decision to the Department of Housing and Community Development for their certification.

PASSED AND ADOPTED by the City Council of the City of Arcata on March 17, 2004.

ATTEST:

City Clerk, City of Arcata

APPROVED:

Mayor, City of Arcata

CLERK'S CERTIFICATE

I hereby certify that the foregoing is a true and correct copy of Resolution No. 034-38, passed and adopted at a regular meeting of the City Council of the City of Arcata, Humboldt County, State of California, on the 17th day of March, 2004, by the following vote:

AYES: Conner, Machi, Meserve, Ornelas.

NOES: None.

ABSENT: Stewart.

ABSTENTIONS: None.

City Clerk, City of Arcata

CITY OF ARCATA

2003 HOUSING ELEMENT

ADOPTED
MARCH 17, 2004

PREPARED FOR:

CITY OF ARCATA
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HOUSING ELEMENT

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3.1. INTRODUCTION

Meeting the housing needs of Arcata residents as well as the City's share of regional housing needs is an important goal for the City of Arcata. As the population of the State continues to grow and pressure on resources increase, Arcata is concerned with providing adequate housing opportunities while maintaining a high standard of living for all citizens in the community.

Recognizing the importance of providing adequate housing, the State has mandated a Housing Element within every General Plan since 1969. This Housing Element (2003-2008) was created in compliance with State General Plan law pertaining to Housing Elements and was certified by the California Department of Housing and Community Development (HCD) on March 17, 2004.

Purpose. The State of California has declared that "the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." In addition, government and the private sector should make an effort to provide a diversity of housing opportunity and accommodate regional housing needs through a cooperative effort, while maintaining a responsibility toward economic, environmental and fiscal factors and community goals within the general plan.

Further, State Housing Element law requires "An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs." The law requires:

- an analysis of population and employment trends,
- an analysis of the City's fair share of the regional housing needs,
- an analysis of households characteristics,
- an inventory of land suitable for residential development,
- an analysis of governmental and non-governmental constraints on the improvement, maintenance and development of housing,
- an analysis of special housing needs,
- an analysis of opportunities for energy conservation, and
- an analysis of publicly-assisted housing developments that may convert to non-assisted housing developments.

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and schedules

promoting the preservation, improvement, and development of diverse housing types available at a range of costs in Arcata.

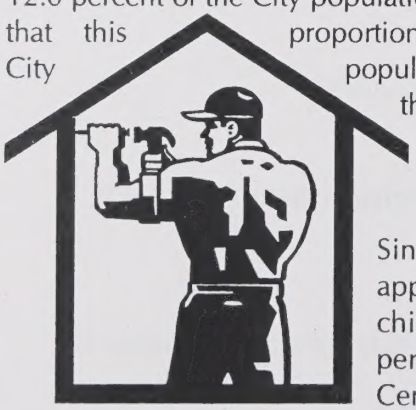
Relationship to Other Elements. State Law requires that "...the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies...". The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement and development of housing within the City.

This Housing Element is part of the October 2000 update of the Arcata General Plan: 2020. All elements of the Arcata General Plan have been reviewed for consistency in coordination with the update to the Housing Element.

3.2. SUMMARY OF FUTURE HOUSING NEEDS

The City of Arcata is currently growing at annual rate of 0.7 percent. Between 2000 and 2010, the City is anticipated to increase in population by 6.8 percent. The growth in the education, tourism, light manufacturing, and public administration sectors will likely account for the largest employment gains during this period. The decline of some industries and growth of others will result in a shift within the employment base and the transfer of many heavy industrial and manufacturing workers to education, tourism, light manufacturing, and public administration. The City of Arcata had an annual average unemployment rate of 6.7 percent in 2001. Assuming the employed persons per population proportion remains the same from the 2000 Census through the year 2010, the City will need an additional 579 jobs, an approximate 6.9 percent increase over the current total to keep pace with its growing population.

The population of household groups with special needs (i.e., disabled persons, female headed households, seniors, etc.) will continue to increase. Based on the 2000 Census information, 12.0 percent of the City population ages five and over have some type of disability. Assuming that this proportion remains the same and projecting it over the 2008 estimated City population, disabled persons need the greatest amount of housing through 2008, requiring an additional 133 new households or an average of nearly 17 per year from 2000 to 2008, assuming one disabled person per household.



Single-parent households will increase by 45 through 2008 or approximately five per year. Single-parent households with children 18 years old or younger living at home made up 9.2 percent of all households in the City of Arcata according to Census 2000 data. Included in the single-parent household total, female-headed households are estimated to need 35 additional units (76.9 percent of the total future single-parent households) or approximately five per year through the year 2008.

The need for senior (age 65 and over) housing will also increase, with approximately 54 additional units needed through 2008. The number of farmworkers is expected to decrease in Arcata, which will lessen the need for housing for this sector. However, farms outside the City are expected to continue to employ persons residing in Arcata. It is projected that no new housing units will be required to sufficiently house Arcata's agricultural workforce through 2008.

Single-family home prices in Humboldt County have shown a sharp increase of approximately 94.3 percent from 2000 to June 2003. As of June 2003, the median single family home price was $289,500. However, there has not been job growth in Humboldt County in higher paying positions or an increase in the median income commensurate with the increase in housing prices. Since 1990, much of the new employment growth has been in the lower paying jobs. For example 803.2 percent of the employment growth since the 1990 Census has been in the arts, entertainment, recreation, accommodation and food services sector. This sector has one of the lowest median income ranges of the workforce sector, from $7.87 to $14.77 per hour median wage. This, in combination with the increasing home prices, suggests that the need for affordable housing in Arcata will continue into the coming years.

With a median purchase price of $289,500, a household would have to earn approximately $84,000 annually (assuming a 5 percent downpayment and 6 percent interest rate). Only 739 households, 10.5 percent, in 2000 made $84,000 annually.

3.3. REGIONAL HOUSING NEEDS ALLOCATION

A Regional Housing Needs Plan (RHNP) is mandated by the State of California (Government Code, Section 65584) for regions to address housing issues and needs based on future growth projections for the area. The RHNP is developed by the HCAOG, and allocates to cities and the unincorporated county their "fair share" or Regional Housing Needs Allocation (RHNA) of the regions projected housing needs. The RHNP allocates the RHNA based on household income groupings over the five-year planning period for each specific jurisdiction's Housing Element. The RHNP, which covers a span of 7.5 years, also identifies and quantifies the existing housing needs for each jurisdiction. Table HE-1a lists the RHNA for the Humboldt County area.

TABLE HE-1a REGIONAL HOUSING NEEDS ALLOCATION

Jurisdiction	Income Level				Total
	Very Low	Low	Moderate	Above Moderate	
Arcata	170	100	130	243	643
Blue Lake	3	9	3	14	29
Eureka	139	92	92	281	604
Ferndale	2	4	2	9	17
Fortuna	132	80	88	173	173
Rio Dell	21	22	21	48	112
Trinidad	0	2	2	5	9
Unincorporated Co.	581	378	484	645	2,088
Total	1,033	676	795	1,471	3,975

Source: HCAOG, Regional Housing Needs Plan for Humboldt County

The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also fill the housing needs for the entire region. Additionally, a major goal of the RHNP is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. The RHNP jurisdictional allocations are made to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all facets of a particular community. Table HE-1b provides the RHNA target for the planning period 2001 to 2008 (also referred to as "basic construction needs") for each of the four household income groups for the City of Arcata.

TABLE HE-1b
ARCATA AREA REGIONAL HOUSING NEEDS ALLOCATION FOR 2001-2008

Income Group	Basic Construction Need		Built, Permitted, or Under Construction		Remaining Need
	Number	Percent	Number	Percent	
Very Low	161	25%	121	36.5%	143
Low	103	16%			
Moderate	109	17%	211	63.5%	168
Above Moderate	270	42%			
TOTAL	643	100%	332	100.0%	311

Source: HCAOG, Regional Housing Needs Plan for Humboldt County; City of Arcata.

Based on the above projections, the City of Arcata will need to accommodate 161 housing units affordable to very low and 103 housing units affordable to low income households, representing 25 and 16 percent, respectively, of all new housing units required to comply with HCAOG's RHNP allocation targets. In addition, the City will have to accommodate 109 housing units available to moderate and 270 housing units for above moderate income households. A total of 643 new housing units have been allocated by HCAOG for the City of Arcata from 2001 through 2008.

As of January 2003, the City had 115 housing units affordable to very low and low income households and 211 market rate housing units built, permitted, under construction or proposed since January 2001. See, **Table HE-50** (Technical Appendix), for a specific break down of the individual projects. As a result of the building production and planned units since 2001, the City will need an additional 317 housing units to meet their RHNA by 2008.

The City of Arcata currently has 65.6 acres zoned solely for multi-family residential development. The acreage would have capacity for 715 units available for multi-family development based on the mid-point of the designations density range, and considering site constraints.

The City has 175.3 acres of vacant land available for single-family development. The majority of vacant land in the City is zoned Residential Very Low density (RVL), which permits two units per acre. There are approximately 153.2 vacant acres in the RVL zone allocating a maximum of 151 units. The Residential Low density (RL) zone (2 to 7.25 units per acre) has approximately 22.1 vacant acres, which if developed, considering site constraints and mid-point density designations, would contribute 99 dwellings to the City's housing stock.

3.4. HOUSING GOALS, POLICIES AND IMPLEMENTATION MEASURES

The purpose of this chapter is to present the City of Arcata's housing program, which is based on state, regional, and local housing policies, as well as identified housing needs of the City's residents, housing resources and housing constraints.

State Housing Strategy and Policies. In 1980, the State of California amended the Government Code by adding Article 10.6 regarding Housing Elements. By enacting this statute, the legislature found that "the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order. The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels...Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community..."

In May 2000, the State published the State of California 2000-2005 Consolidated Plan that includes a five-year housing strategy. The five-year housing strategy is intended for the utilization of federal resources toward housing needs in the state. Three broad objectives are identified for the use of federal funds:

1) Meet the housing needs of low-income renter households, including providing homeownership opportunities for first-time homebuyers.

2) Meet the housing needs of low-income homeowner households.
3) Meet the housing and supportive housing and accessibility needs of the homeless and other special needs groups, including prevention of homelessness.
4) Remove impediments to fair housing.

In addition, the State identified activities to assist in accomplishing the objectives. These were:

1) Activities, which will be undertaken to meet the needs of low-income renter households, include major and moderate housing rehabilitation, minor repairs, acquisition, acquisition with rehabilitation, and new construction of both rental and ownership housing. Because a suitable neighborhood environment is important in meeting renters' needs, activities will also include support for infrastructure, including a healthy water supply and sanitary facilities. Expansion of infrastructure also provides opportunities for construction of needed new housing.

2) HOME funds will be used for rehabilitation of both owner and rental housing depending on the merits of the applications received. DOE programs will be used to fund weatherization and homeowner repairs for low-income owners. HOPWA funds will be used to assist homeowners by providing time-limited emergency assistance with housing costs. RHS will be used for owner rehabilitation funds. The reuse of historical properties through the Historical Building Code, state-received federal moneys, and the Historical Tax Credit is also a viable means to promote an adequate supply of housing, particularly in rural areas.

3) Continue to assist homeless persons by funding and coordinating the activities of service and housing providers at all levels of government and among nonprofit and community organizations. The underlying State goal is to promote self-sufficiency and provide transitional and permanent housing.

4) Enforce State and federal fair housing laws. Publish and disseminate fair housing educational materials. Encourage CDBG, HOME, ESG, and HOPWA grantees to support education and outreach activities available to encourage people to report allegations of housing discrimination and fair housing enforcement efforts by local government. In underserved areas of the State, promote the formation of private, non-profit fair housing groups that conduct testing, investigation and provide referral services to HUD, FHAP or private legal counsel. Encourage CDBG, HOME, ESG, and HOPWA grantees to support education programs offered to the housing, lending, insurance providers to help them comply with federal, state and local fair housing laws. Investigate complaints of discriminatory lending practices. Monitor and provide technical assistance to local jurisdictions participating in federally funded

programs. Promote equal access to homeowners' insurance. HCD will consult with the Department of Insurance to evaluate the extent of the problem in rural areas by September 2000. Increase cooperation among State fair housing enforcement agencies. Encourage city and county planning departments to implement land use policies which encourage fair housing and the construction of affordable housing through the administration of State housing element law. Provide technical assistance on State planning laws promoting siting of and zoning for a variety of housing types including multifamily housing, emergency shelters, residential care facilities, and accessible housing. Promote the development of handicapped accessible housing through the administration of Title 24. Collect and disseminate information on resources to combat NIMBY; regulatory barriers and other land use impediments to fair housing. Continue to promote affordable housing development, reduce regulatory barriers. Require Local Jurisdictions and CHDOs who are funded under the HOME program to adopt affirmative marketing procedures.

Regional Housing Policies. The Humboldt County Association of Governments (HCAOG) is responsible for the development of regional housing policies for Humboldt County and the cities within the County. The Draft Regional Housing Needs Plan (RHNP) was issued by HCAOG in 2002. The purpose of the RHNP is to allocate to the cities and county their "fair share" of the Humboldt County's projected housing need by household income group over the seven and a half year (2001-2008) planning period covered by the plan This "fair share" allocation is called the Regional Housing Needs Allocation (RHNA). See **Table HE-1a** for the City of Arcata's RHNA for 2001-2008.

CITY OF ARCATA HOUSING PROGRAM

The purpose of this chapter is to provide a housing program that works toward the preservation, improvement and development of housing for Arcata. The housing program includes many components, such as the establishment of goals, objectives and programs, which together provide a foundation upon which detailed housing activities, can be developed and implemented.

Guiding Principles and Goals. The City's Housing Program was developed to be consistent with and implement the following guiding principles and goals identified in General Plan 2020, which pertain to housing:

B. Allow for a range of housing choices that includes affordable dwellings for community residents, accommodates families as well as individuals and groups, and varies in size and type to reflect the diverse character of the community.

G. Encourage infill development of vacant , brownfield, and underutilized land designated for development as a way of meeting housing and employment needs without major extensions of infrastructure and services.

I. Promote mixed use by encouraging residential units on upper floors in commercial areas.

The Housing Element includes the following goals:

HE-1 Housing Quality
HE-2 Housing Quantity
HE-3 Affordable Housing
HE-4 Equal Housing Opportunity
HE-5 Natural Resources and Energy Conservation

Goals, Objectives, Polices and Implementation Measures

GOAL HE-1: HOUSING QUALITY

It is the goal of the City of Arcata to promote the development of new housing that meets safety standards, offers a variety of housing types in a variety of locations, and enhances existing neighborhoods, services, and the environment.

Policy HE-1a Support innovation and creativity in construction techniques, design, property conveyances and types of development. Condominium, Community Land Trusts, cooperative, and co-housing developments and planned developments shall be encouraged. *(Reference Implementation Measures: HE-1, HE-23, HE-24, HE-26, HE-33, HE-36, HE-38, and HE-39)*

Policy HE-1b Regularly review and update the City General Plan, Housing Element and City Code to analyze the effectiveness of the goals, policies, measures and codes and assist in the development of housing for all Arcata residents. *(Reference Implementation Measures: HE-6, HE-7, and HE-8)*

Policy HE-1c Encourage the maintenance of existing housing to prevent deterioration and promote dwelling lifespan. *(Reference Implementation Measures: HE-2, HE-3, HE-4, and HE-17)*

Policy HE-1d Continue to provide understandable information to the public about the City's policies, standards, and procedures for housing. *(Reference Implementation Measures: HE-1, HE-8, HE-38, and HE-39)*

Policy HE-1e Continue to encourage and support public involvement in decisions concerning housing. *(Reference Implementation Measures: HE-3, HE-5, HE-6, HE-10, HE-22, HE-24, and HE-38)*

GOAL HE-2: HOUSING QUANTITY

It is the goal of the City of Arcata to provide housing opportunities for people of all income levels, through the development of a wide range of housing types and the preservation of existing housing.

Policy HE-2a Identify adequate sites which will be made available with appropriate zoning and development standards and that will have the public services and facilities needed to facilitate and encourage the development of a variety of types of housing for the needs of all income levels. *(Reference Implementation Measures: HE-9, HE-18, HE-22, HE-23, HE-24 and HE-26)*

Policy HE-2b Provide opportunities for in-fill development of vacant and redevelopable properties in a way that allows for gradual, rather than drastic, changes from surrounding development density or type. Design features such as gradual increases in building height, functional open space, well-designed landscaping and natural vegetation, breaks in wall and roof lines, building separations, and adequate off-street parking that is well screened can help to minimize effects of increasing densities in established neighborhoods. *(Reference Implementation Measures: HE-1, HE-11, HE-13, and HE-16)*

Policy HE-2c Encourage a wide range of public and private investment to help meet the City's Housing Goal. *(Reference Implementation Measures: HE-17, HE-19, HE-20, HE-23, HE-24, HE-26 and HE-27)*

Policy HE-2d Eliminate unnecessary discretionary review procedures and delays in the housing development process. *(Reference Implementation Measures: HE-6, HE-8, HE-14, and HE-34)*

Policy HE-2e Where appropriate, remove governmental constraints to the maintenance, improvement, and development of housing. *(Reference Implementation Measures: HE-1, HE-6, HE-8, , HE-11, HE-12, HE-13, HE-14, HE-15, HE-17, HE-18, HE-21, HE-23, HE-26, HE-35, HE-36, HE-39, and HE-40)*

Policy HE-2f Focus housing development in the downtown area to promote higher densities and levels of affordability and to create a more vibrant city center. *(Reference Implementation Measures: HE-11, HE-12, and HE-13)*

Policy HE-2g Encourage the development of second units around the University, Downtown, Residential Medium (RM), and Residential High (RH) zones to provide new housing opportunities around high use areas. *(Reference Implementation Measure: HE-13)*

Policy HE-2h Encourage higher densities near the Intermodal Transit Facility and near bus stops. *(Reference Implementation Measures: HE-12, HE-13 and HE-16)*

GOAL HE-3: AFFORDABLE HOUSING

It is the goal of the City of Arcata to promote affordability of housing of all types to meet the present and projected needs of households of all income levels.

Policy HE-3a Assure that new housing developments provide a fair share of housing for persons of very low, low and moderate incomes. *(Reference Implementation Measures: HE-23 and HE-27)*

Policy HE-3b Preserve assisted housing identified in this document as reserved for lower-income households. *(Reference Implementation Measures: HE-17)*

Policy HE-3c Seek and support programs that address the housing needs of and prioritize housing for special groups such as seniors, mentally and developmentally disabled, farmworkers, those in need of temporary shelter, single-parent families and large families. *(Reference Implementation Measures: HE-5, HE-12, HE-13, HE-15, HE-16, HE-17, HE-18, HE-19, HE-20, HE-21, HE-23, HE-26, HE-27, HE-29, HE-30, HE-33, HE-34 , HE-35, and HE-40)*

Policy HE-3d Assist in the development of housing affordable to very-low, low- and moderate-income households through financial and/or technical assistance. *(Reference Implementation Measures: HE-18, HE-19, HE-20, HE-21, HE-23, HE-24, HE-26, HE-27, HE-28, HE-29, HE-30, HE-33 and HE-36)*

Policy HE-3e Implement inclusionary zoning and provide incentives to developers to include low and moderate income housing units in their proposals; assure that housing for persons with lower incomes is included in residential developments in all areas of the City through a variety of methods, thereby avoiding the segregation of certain economic groups into specific neighborhoods. *(Reference Implementation Measures: HE-11, HE-12, HE-13, HE-15, HE-19, and HE-23)*

Policy HE-3f Continue to provide a housing rehabilitation program for lower income renters and owners. Housing rehabilitation is a cost-effective way of keeping the community's stock of affordable housing in a safe and decent condition. *(Reference Implementation Measures: HE-2 and HE-4)*

Policy HE-3g Give priority to meeting the needs of low income households, since they represent the most significant area of unmet need. *(Reference: Implementation Measures: HE-13, HE-16, HE-17, HE-18, HE-19, HE-20, HE-21, HE-23, and HE-26)*

GOAL HE-4: EQUAL HOUSING OPPORTUNITY

It is the goal of the City of Arcata to assure that discrimination is not a factor in the ability of households to obtain housing.

Policy HE-4a Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, or sexual orientation, including lesbians, bisexuals, transgenders, and gays. *(Reference Implementation Measure: HE-34)*

Policy HE-4b Support state and federal mandates for fair housing practices in both public and private housing developments. *(Reference Implementation Measure: HE-33 and HE-34)*

Policy HE-4c Meet the housing and supportive housing and accessibility needs of the homeless and other special needs groups, including prevention of homelessness. *(Reference Implementation Measure: HE-5, HE-29, HE-30, HE-35, HE-36, HE-37, and HE-40)*

GOAL HE-5: NATURAL RESOURCES AND ENERGY CONSERVATION

It is the goal of the City to promote the conservation of natural resources and energy in housing design requirements and support the use of green building technologies.

Policy HE-5a Encourage the reduction of energy use and the conservation of natural resources in the development of housing through implementation of the State Energy Conservation Standards. *(Reference Implementation Measures: HE-38 and HE-39)*

Policy HE-5b Promote new housing construction that conserves land and resources, is cost effective and has weatherproofing measures to reduce utility cost in new development. *(Reference Implementation Measures: HE-38 and HE-39)*

Policy HE-5c Require energy efficiency in the design and construction of housing developments. The long-term economic and environmental benefits of energy efficiency shall be weighed against any increased initial costs of energy saving measures. *(Reference Implementation Measures: HE-39)*

Policy HE-5d Continue to require of all new development adequate provision of bicycle and pedestrian access, thereby facilitating the reduction of automobile impacts to the area. *(Reference Implementation Measure: HE-8)*

TABLE HE-2: IMPLEMENTATION MEASURES

#	IMPLEMENTATION MEASURES	SPECIFIC ACTION REQUIRED	FUNDING SOURCE	RESPONSIBLE PARTY	TIME FRAME	EXPECTED RESULTS
HE-1	**Design Manuals** Develop a Design Manual to explain the City review processes and design goals.	The City will make available a Design Manual and procedure outline to the public and developers, describing the City's requirements for the production of quality housing in the City; the Design Manual should be a compilation of hand-outs. The City will investigate alternative building techniques and materials that may be appropriate for development in the City. Alternative building techniques and materials will be reviewed to determine whether they satisfy City building requirements and conform to the design guidelines. A new Design Manual will be drafted identifying alternative building materials and methods that are allowed in the City and providing design requirements specific to the materials, where appropriate.	General Fund.	Community Development Department, Building Division, Design Review Committee, Planning Commission, and City Council.	Ongoing. Alternative building methods design manual will be completed in 2005.	Providing easy-to-read housing development information to the public. Identification of alternative building methods and materials that may be allowed in the City, as well as efficient layouts, shared parking techniques, and streamlined planning applications.
HE-2	**Housing Condition Survey** Identification of housing in need of rehabilitation.	The Community Development Department shall use the housing condition survey conducted as a part of this Housing Element update in order to identify the housing in the City in need of rehabilitation. The Survey information will be incorporated into the City's GIS database in order to identify target areas for rehabilitation. An annual review of the target areas will be completed. The City shall utilize the CDBG Housing Condition Survey format and target units classified as needing substantial rehabilitation or in dilapidated condition. The City will provide information to persons living in the housing units in need of rehabilitation about the City's Housing Rehabilitation Program.	CDBG, HOME, Agency HPP, Earthquake Retrofit Program, etc.	Community Development Department, RCAA, HBHDC, and Environmental Services	Ongoing. Survey information incorporated into GIS in 2005. New housing condition survey by 2008	Identification of areas of the City in need of rehabilitation and documentation for funding agencies.

#	IMPLEMENTATION MEASURES	SPECIFIC ACTION REQUIRED	FUNDING SOURCE	RESPONSIBLE PARTY	TIME FRAME	EXPECTED RESULTS
HE-3	**Housing Inspection and Code Enforcement Program** Building Department inspections of rental housing to provide safe and decent rental housing in Arcata.	The basic components of the program are two-fold. First, the proactive, which is the systematic inspection of housing units to identify housing code violations, and set into place the process to require the property owner to correct the deficiencies. Second, is the reactive, which is the inspection of housing units on a demand-driven basis. Staff will respond to housing code complaints initiated by Arcata tenants, which will be determined at the time of the order to repair.	General Fund.	Building Division.	2007	Implement a program to complete an inspection of rental units in Arcata..
HE-4	**Housing Rehabilitation Program** Provide financial assistance to owner-occupied and renter-occupied lower-income households for housing rehabilitation.	Continuation of existing Arcata Housing Rehabilitation Program. Continue to apply for Community Development Block Grant (CDBG) and HOME funding for this program and allocate a portion of the Low and Moderate Housing Fund for housing rehabilitation.	CDBG Program, HOME, Agency HPP, Earthquake Retrofit Program, Redevelopment Agency Low and Moderate Income Housing Fund (LMIHF).	Community Development Department.	Ongoing, Citywide (2003-2008). Target Census Track 10 in FY 2004-2005.	Rehabilitation of 30 housing units.
HE-5	**Persons with Disabilities Access** Provide housing units accessible to persons with disabilities.	The City shall continue to cooperate with developers in the production of dwelling units accessible to persons with disabilities. The City shall encourage developers to consider incorporating minimal changes in a percentage of new units, which would make them more usable for persons with disabilities while not otherwise affecting their marketability. The City will take an educational approach through the development of a design manual produced in cooperation with agencies providing services to disabled persons. The City will continue to provide up to a $1,000 grant through the City's Housing Rehabilitation Program for materials and the installation of handicap-accessible ramps	CDBG Program, HOME, and LMIHF.	Community Development Department.	City will work with developers and persons with disabilities throughout 2004-2008. Design manual will be completed in 2007.	Production of housing units accessible to persons with disabilities.

#	IMPLEMENTATION MEASURES	SPECIFIC ACTION REQUIRED	FUNDING SOURCE	RESPONSIBLE PARTY	TIME FRAME	EXPECTED RESULTS
		for low income units. The City shall work with persons with MCS to develop and implement an acquisition and rehabilitation program that addresses the needs and requirements of persons with MCS, utilizing the existing housing rehabilitation, First-Time Homebuyer, Community Land Trust and Multifamily New Construction programs. The City will continue to consult with MCS information programs and persons with this disability in order to remain current on the new and evolving aspects of the disability. This will assist in the development of a proper living environment for persons involved in this program.				
HE-6	**General Plan and Housing Element Periodic Review and Update** Maintain the General Plan, including the Housing Element, with current data and effective housing goals, policies, and programs	Review the General Plan and Housing Element on an ongoing basis to determine the effectiveness of the Element in achieving goals and objectives and update the data in the Element on a continual basis. Provide annual reports the Arcata Planning Commission and City Council as to the effectiveness of the Housing Element. Revise the General Plan for consistency between the Rural Residential zone and the Residential Very Low General Plan designation.	General Fund.	Community Development Department, Planning Commission, and City Council.	Annually 2004-2008.	Annual evaluation of the effectiveness of the General Plan, including Housing Element Goals, Policies and Programs.
HE-7	**Uniform Building Code and Uniform Housing Code Review** Review the California Building Code and Uniform Housing Code.	Annually, the City shall review the California Building Code and the Uniform Housing Code and adopt the necessary revisions to the City's Building and Housing Codes so as to further local development objectives.	General Fund.	Building Division, Planning Commission, and City Council.	Annually 2004-2008.	Annual evaluation of the adequacy of the City's Building and Housing Codes.
HE-8	**Comprehensive Land Use Code Adoption** Replace the Land Use and Development Guide (LUDG).	The Land Use and Development Guide was last up-dated and adopted by the City Council in December 1994. Many new state zoning regulations have occurred since that time. A complete review of the Guide is necessary to ensure its compliance with new state zoning regulations.	General Fund.	Community Development Department, Planning Commission, and City	2004.	A complete update of the Land Use and Development Guide of the City.

#	IMPLEMENTATION MEASURES	SPECIFIC ACTION REQUIRED	FUNDING SOURCE	RESPONSIBLE PARTY	TIME FRAME	EXPECTED RESULTS
		The LUDG shall be updated and replaced with a new Land Use Code (Code). The Code shall include the components identified in Implementation Measures as well as the classifying of specific special use dwellings such as farmworker housing, and emergency and transitional shelters: • HE-11 Infill Development Program • HE-12 Mixed Use • HE-13 Second Units • HE-15 Additional Living Space in the R-R, F-H, and R-L Zones • HE-16 Small Lots, Small Unit Sizes and Reduced Parking Requirements • HE-22 Replacement of Low and Moderate-Income Housing within the Coastal Zone • HE-23 Inclusionary Requirements for Affordable Housing Development • HE-32 Density Bonus Ordinance Update • HE-38 Energy Conservation and Solar Access Requirements • HE-39 Green and Alternative Building Guidelines The City shall complete a comprehensive review of the Land Use and Development Guide and amend the Guide where necessary to ensure its compliance with state zoning guidelines and with the Arcata General Plan: 2020.		Council.		
HE-9	**Residential Site Development Program** Identification of vacant and under-utilized land suitable for residential development.	The supply of developable land with adequate infrastructure that is also zoned for residential use can assist the development of housing in the City. Identification of vacant and under-utilized residential land and its development potential will help to determine the residential development options in the City and assist in identifying ways to remove any constraints.	General Fund, LMIHF.	Community Development Department.	2005	A Residential Site Development database available for public use to assist in the development of

#	IMPLEMENTATION MEASURES	SPECIFIC ACTION REQUIRED	FUNDING SOURCE	RESPONSIBLE PARTY	TIME FRAME	EXPECTED RESULTS
		The Community Development Department will develop a database to identify vacant and under-utilized residential land and the constraints to the development of that land.				housing in the City.
HE-10	**Residential Development Information Program** Public participation in residential development.	By keeping the public and the housing development community informed of approved residential development and the availability of vacant land, the City desires to promote residential development and public participation in the development process. The Community Development Department will identify all current approved housing projects and provide this information to the public and developers through postings in the planning department and on the City's web site.	General Fund.	Community Development Department.	Information will be updated and posted quarterly.	To make available to the public this information, public participation in housing development throughout the City may be enhanced.
HE-11	**Infill Development Program** Residential infill development.	Infill development is one technique in meeting the housing needs required by expanding populations. The City will encourage the use of vacant small individual lots in the City for the development of housing. The City will encourage the use of infill for the development of housing, and will encourage the development of condominiums on infill lots. In such cases, the City may resolve conflicts between density requirements and constraints related to setbacks, open space, and parking , by relaxing or removing those constraints for both single family and multifamily dwellings.	General Fund, LMIHF.	Community Development Department, Building Division and City Council.	Ongoing; setbacks, open space and parking requirements will be incorporated into Code 2004 through HE-8 .	The development of additional residential units.
HE-12	**Mixed Use** Mixed-use is the practice of combining commercial and retail uses with living units, such as allowing living units on second floors above retail shopping.	Residential development is allowed in the General Commercial and Central Business Districts. The City will encourage the use of mixed-use development by reducing or waiving development standards, such as parking standards, and density requirements for all residential mixed-use development. This will be incorporated into the Comprehensive Land Use Code developed under Implementation Measure HE-	General Fund.	Community Development Department, Building Division, Redevelopment Agency, Planning Commission	Ongoing, incorporate into Code in 2004 through HE-8.	The development of additional housing in the commercial areas and CBD.

#	IMPLEMENTATION MEASURES	SPECIFIC ACTION REQUIRED	FUNDING SOURCE	RESPONSIBLE PARTY	TIME FRAME	EXPECTED RESULTS
		9.		and City Council.		
HE-13	**Second Units** Encourage the production of second units.	Encourage the production of second units housing to meet the needs of the expanding Arcata population and to comply with AB 1866. The City will provide educational materials regarding second units. The City shall target the University, Downtown, RM and RH zones to provide new second unit housing opportunities in high uses areas. The City will require new single family developments, on lots of over 5,500 square feet, to submit site plans that document where the site could accommodate a second unit. The City will remove any discretionary review processes in the Code's design review standards for second units, including Section 4-0210.1 (b)(4) that are out of compliance with AB 1866.	General Fund	Community Development Department and Building Division.	Ongoing, incorporate into Code in 2004 through HE-8.	The development of additional residential units.
HE-14	**Development Processing System Review Program** Reduction in processing time for residential development.	Complex processing procedures in permit issuance can be a major obstacle in housing development, especially for affordable housing projects that are under tight timelines imposed by state and federal funding programs. Minimize processing time for development permits, especially those for affordable residential projects and those which conform to City development requirements. Monitor the development processing/review procedures on an ongoing basis to minimize the time required for review by the City. This reduction in time will reduce the cost to developers and may increase the housing production in the City.	General Fund	Community Development Department.	The monitoring of plan review is an ongoing process. First attempt to reduce plan review time will occur in 2006.	The reduction of plan review time needed by City staff and housing developers.
HE-15	**Additional Living Space in the R-R, F-H, and R-L Zones** Providing additional dwelling units in the R-R, F-H and R-L zones.	The City recognizes the high demand for additional housing, as well as the environmental and economic constraints on designating additional land for development beyond the urban core. Therefore, the Comprehensive Land Use Code shall continue to allow for the construction or conversion of existing living space to allow up to two units in the R-R, F-H and R-L zones.	General Fund	Community Development Department, Building Division, Redevelop-ment Agency, Planning	Ongoing, incorporate into Code in 2004 through HE-8.	The development of additional living units, in conjunction with Implementation Measure HE-

#	IMPLEMENTATION MEASURES	SPECIFIC ACTION REQUIRED	FUNDING SOURCE	RESPONSIBLE PARTY	TIME FRAME	EXPECTED RESULTS
		The City will require new single family developments in the R-R, F-H and R-L zones to submit site plans that document where the site will accommodate a second unit.		Commission and City Council.		13.
HE-16	**Small Lots, Small Unit Sizes and Reduced Parking Requirements** Smaller lots accommodating smaller dwelling units is one alternative to providing more housing in the City.	The City will investigate the feasibility of reducing the minimum lot size in the R-L and R-M zones to allow for smaller housing units. If the reduction in size appears feasible, the update to the Code under Implementation Measure HE-9 will include standards for smaller lot and dwelling unit sizes. The City will also analyze the feasibility of reducing parking requirements or removing parking requirements for all residential development. Reduced requirements will be for fewer on-site parking spaces. The reduced parking requirement can be used in conjunction with the standards for smaller units, to provide additional incentive to develop smaller homes. Reduced parking requirements shall be included in the update to the Code under Implementation Measure HE-9.	General Fund	Community Development Department, Building Division, Redevelop-ment Agency, Planning Commission and City Council.	Incorporate into Code in 2004 through HE-8.	The development of smaller housing units to assist in the need for additional housing units and serve households desiring smaller lots with reduced parking standards.
HE-17	**Affordable Housing Preservation** Establishment of a program to preserve affordable housing at-risk of converting to market-rate.	The Community Development Department will develop a program with the intent to identify funding sources for the preservation of at-risk affordable housing. The program will include notification to owners and tenants and participation in federal, state and local preservation programs. The City will assist in the preservation of any at-risk affordable housing by reserving financial assistance for these projects, if necessary. Possible programs to assist in the preservation of at-risk units are described below by unit type. <u>Preservation of Existing Multifamily Affordable Housing</u> • Housing Rehabilitation Program, • Federal, State, local and private preservation programs, • Residential Relocation and Anti-Displacement Program,	General Fund, LMIHF, CDBG	Community Development Department	2005	A program to assist in the preservation of at-risk housing units.

#	IMPLEMENTATION MEASURES	SPECIFIC ACTION REQUIRED	FUNDING SOURCE	RESPONSIBLE PARTY	TIME FRAME	EXPECTED RESULTS
		• Planning and technical assistance to non-profit preservation resources, • Affordable Multifamily Housing Compliance Monitoring Program, • Replacement Housing Program, • Tenant Based Rental Assistance, and • Condominium Conversions. <u>Preservation of Existing Single Family Affordable Housing</u> • Single Family/Owner Occupied Housing Rehabilitation Program, • Recapture of First Time Homebuyer Program Properties through Exercising First Right of Refusal Clause, • Recapture of Community Land Trust Properties through Exercising Ground Lease Recapture Clause, • Recapture of Cooperative Housing Properties through Exercising Recapture Clause, • Planning and technical assistance non-profit preservation resources, • Affordable Single-Family Housing Compliance Monitoring Program, • Replacement Housing Program.				
HE-18	**Land Acquisition for Housing** Acquisition of vacant, under-utilized, and/or blighted properties for future development as affordable housing.	• Monitor major and minor subdivisions and ensure that inclusionary zoning requirements are implemented; • Monitor vacant, under-utilized, and/or blighted properties for sale; • Work with non-profit and for-profit housing organizations such as Humboldt Bay Housing Development Corporation (HBHDC), Redwood Community Action Agency (RCAA), and Habitat for Humanity to facilitate development of these sites; • Where feasible, land bank properties for future affordable housing development;	HOME, CDBG, and LMIHF.	Community Development Department	Ongoing, 2004-2008	Provide a stable source of properties to ensure that 4 to 7 (20 to 35 total) low and very-low income new single family homes are secured each year during the 2004-2008

#	IMPLEMENTATION MEASURES	SPECIFIC ACTION REQUIRED	FUNDING SOURCE	RESPONSIBLE PARTY	TIME FRAME	EXPECTED RESULTS
		• Coordinate development of acquired land with the First-Time Homebuyers Program; • Continue to use HOME, CDBG, and the Low and Moderate Income Housing Fund for this purpose; and • Seek state and federal resources for this purpose				planning period.
HE-19	**Development and Acquisition of Affordable Single Family Housing** Provide programs to develop and acquire single-family housing to assist in the home buying opportunities for very-low, low- and moderate-income households.	Continue to use HOME, CDBG, Redevelopment Agency Low and Moderate Income Housing Fund, as well as available Federal, State, and local funding to provide the First-time Homebuyer Program and other affordable single family housing ownership opportunities in the City. The City shall provide or seek funding for the following programs: • Continue First Time Homebuyer Down Payment Assistance program; • Continue First Time Homebuyer 2nd Mortgage Assistance program; • Continue First Time Homebuyer Community Land Trust program; • Continue First Time Homebuyer Cooperative Housing program; • Develop condominium conversion housing program; • Develop Mortgage Tax Credit program • Federal State, local and private programs to assist with affordable homeownership; • Incentives for development of affordable single family housing; • Land acquisition for future development of single family affordable housing; • Planning and technical assistance to private and non-profit developers of affordable single family housing.	HOME, CDBG, and LMIHF	Community Development Department	Ongoing. Condominium conversion program - 2005, Mortgage Tax Credit program -2006.	Providing 25 first-time homebuyers with downpayment assistance.

#	IMPLEMENTATION MEASURES	SPECIFIC ACTION REQUIRED	FUNDING SOURCE	RESPONSIBLE PARTY	TIME FRAME	EXPECTED RESULTS
HE-20	**Development and Acquisition of Affordable Multifamily Housing** Provide programs to develop and acquire multifamily housing to assist in the home buying opportunities for very-low, low- and moderate-income households.	Continue to use HOME, CDBG, Redevelopment Agency Low and Moderate Income Housing Fund, as well as available Federal, State, and local funding to provide multifamily housing affordable to very low, low, and moderate income households in the City. The City shall provide or seek funding for the following programs: • Develop Mortgage Tax Credit program • Federal State, local and private programs to assist with affordable multifamily development; • Land acquisition for future development of multifamily affordable housing; • Planning and technical assistance to private and non-profit developers of affordable multifamily housing.	HOME, CDBG, and LMIHF	Community Development Department	Ongoing.	Result in the production of 100 multifamily units affordable to very low and low income households.
HE-21	**State and Federal Grant Seeking** Encourage and connect developers with the most feasible and appropriate available housing programs provided by the state and federal government.	Coordinate with county, state and federal resources to seek any available sources of funding for the development of affordable housing units. This activity will be updated annually. All funding programs that are considered beneficial for the City and residents of Arcata will be applied for. A complete list of possible state and federal funding sources is located in the technical appendix of the Housing Element.	All available federal, state and local sources.	Community Development Department and Redevelop-ment Agency.	Ongoing. The various funding programs will be applied for as the due dates require.	The supply of information to developers for possible funding sources.
HE-22	**Replacement of Low and Moderate-Income Housing within the Coastal Zone** Adhere to the requirement of replacement housing for low and moderate income housing in	Article 10.7 Planning and Zoning Law of the California Government Code requires the replacement of low and moderate income housing in the Coastal Zone. It is the City's intention to require all developers to replace and/or finance the replacement of all low and moderate housing lost as a result of their development. This replacement will be done according to the guidelines stipulated in Article 10.7. Update the City Zoning Ordinance to include the requirement of low and moderate-income housing as	General Fund	Community Development Department, Redevelop-ment Agency, Planning Commission and City Council.	Ongoing, incorporate into Code in 2004 through HE-8	The replacement of low and moderate-income housing due to coastal development.

#	IMPLEMENTATION MEASURES	SPECIFIC ACTION REQUIRED	FUNDING SOURCE	RESPONSIBLE PARTY	TIME FRAME	EXPECTED RESULTS
	Coastal Zones.	stipulated in Article 10.7 and include a mechanism for the replacement and/or financing the replacement of housing by developers of the project.				
HE-23	**Inclusionary Requirements for Affordable Housing Development** Promote the production of affordable housing by offering development incentives in conjunction with inclusionary standards.	The City will develop inclusionary zoning standards as part of the update to the Code (Implementation Measure HE-9), identifying the Inclusionary housing requirement and incentives to provide the inclusionary units. The following items will be identified in the inclusionary standards: • Percentage of affordable units required in each development (identify minimum percentage of very low, low, and moderate income units); • Options to providing the inclusionary units on-site in the development, • Minimum threshold size of development; • Timing for construction of affordable units (e.g., prior to completion of market-rate units or prior to occupancy of market-rate units); • Period of affordability; • Exceptions to the inclusionary standards; and • Incentives to provide affordable units, further described below. The City will continue to offer the following incentives for the inclusion of dwelling units affordable to very-low low and moderate-income households within new residential development: • Density bonuses; • Flexible zoning requirements through the utilization of planned development and other innovative standards; • Assistance with local, state or federal public housing programs; • Mortgage-subsidy or down payment assistance programs to assist first time homebuyers and other qualifying households, when such funds are available;	General Fund, LMIHF, CDBG, and HOME funds.	Community Development Department, Redevelop-ment Agency, Planning Commission and City Council.	Add the Inclusionary zoning standards to the Code in 2004 through HE-8.	The production of low and moderate-income housing in new residential development.

#	IMPLEMENTATION MEASURES	SPECIFIC ACTION REQUIRED	FUNDING SOURCE	RESPONSIBLE PARTY	TIME FRAME	EXPECTED RESULTS
		• Inclusionary zoning standards. Deed restrictions or other means shall be provided to assure that units developed for very low, low and moderate income persons remain available to households in those categories over time, in compliance with state law.				
HE-24	**Limited-Equity Cooperatives** Encourage the development of limited-equity cooperatives as a means of providing affordable housing.	Continuation of City policy in the production of affordable housing by encouraging limited-equity cooperatives in Arcata. Under such an agreement, ownership is retained by a cooperative housing corporation which holds title to the housing units.	General Fund	Community Development Department, Redevelop-ment Agency, Planning Commission and City Council.	Ongoing; will implement through affordable housing projects as appropriate.	The use of alternative methods for the production of low and moderate-income housing.
HE-25	**Housing Market Monitoring** Monitor the local housing market to evaluate the effectiveness of housing assistance.	The Community Development Department shall collect data on housing cost, rents, vacancy rates and other necessary items in order to determine the current housing cost and availability. By collecting data from landlords and tenants and determining units provided through local programs, greater efforts shall be made to monitor the rent structure and vacancy rates of local multifamily housing. This data will be used to determine the effectiveness of the existing housing assistance and determine whether additional assistance is necessary.	General Fund, LMIHF, CDBG and HOME.	Community Development Department, Redevelop-ment Agency.	Ongoing; data will be included in annual report to Planning Commission and City Council.	The need for additional funding for housing assistance programs.
HE-26	**Community Land Trust** Development and resale of restricted affordable housing units to low and very-low income households.	• Provide financial, planning and technical assistance to HBHDC to construct the first Community Land Trust (CLT) homes in the Windsong subdivision; • Annually monitor the CLT program to identify needed adjustments to the program in areas such as financial assistance and management; • Work with HBHDC to facilitate a "project pipeline" of affordable new homes which anticipates a three-year development period; • Continue to use HOME, CDBG, and/or the Low and Moderate Income Housing Fund for this purpose.	HOME, CDBG, and LMIHF	Community Development Department, HBHDC, RCAA, Habitat for Humanity.	Ongoing, 2004-2008	Development of "land banked" properties to ensure that 4 to 7 (20 to 25 total) low and very-low income new single family homes are developed each year during the

#	IMPLEMENTATION MEASURES	SPECIFIC ACTION REQUIRED	FUNDING SOURCE	RESPONSIBLE PARTY	TIME FRAME	EXPECTED RESULTS
						2004-2008 planning period.
HE-27	**Affordable Housing Trust Fund** Development of an Affordable Housing Trust Fund.	The City will develop an Affordable Housing Trust Fund. The Affordable Housing Trust Fund will be used for the development of affordable housing in the City. As part of the development of the Affordable Housing Trust Fund, the City will investigate the feasibility and appropriateness of fees and funding sources. Additionally, the City will apply for matching funds from the Local Housing Trust Fund Matching Grant Program though HCD.	General Fund, in-lieu fees, Local Housing Trust Fund Matching Grant Program	Redevelop-ment Agency, Community Development Department, Community Services, Planning Commission, City Council.	Develop program by 2006. Apply for matching funds from the Local Housing Trust Fund as soon as feasible.	Assist in the development of affordable housing projects.
HE-28	**Mobile Home Park Preservation** Mobile homes are considered a valuable source of affordable housing because the rents for these housing units are usually less than that of other housing units.	The City will investigate the possibility of implementing a Mobile Home Ground Lease Control Program and a Mobile Home Park Resident Ownership Program. The City will investigate the benefits and detriments of mobile home rent control that would regulate rents and/or ground leases. In addition, the City will also investigate HCD's Mobile Home Park Resident Ownership Program to see whether such a program would benefit mobile home park residents.	General Fund	Redevelop-ment Agency, Community Development Department, Community Services, Planning Commission, City Council.	Investigation to be completed by 2005. Ordinance to be developed by 2006, if feasible.	Control the rent for mobile homes and add to the supply of affordable housing in Arcata.
HE-29	**Rental Housing for Large Households** Multifamily rental housing does not typically provide dwelling units for large families, so the City must encourage the creation of large housing units to accommodate large families.	To encourage multifamily projects to include units of three and four bedrooms affordable to lower income households, the City will offer density bonuses, help interested developers apply for government financing and/or other government subsidies, assist interested developers in acquiring surplus government land suitable for multifamily development, expedite permit processing, and waive fees for low-income dwelling units.	General Fund. CDBG, HOME, LMIHF	Redevelop-ment Agency, Community Development Department, Planning Commission, City Council.	Ongoing.	The development of eight three or for bedroom units available to low income households.

#	IMPLEMENTATION MEASURES	SPECIFIC ACTION REQUIRED	FUNDING SOURCE	RESPONSIBLE PARTY	TIME FRAME	EXPECTED RESULTS
HE-30	**Housing Development for Seniors** Seniors often have trouble obtaining housing due to a fixed or limited income. The City will encourage housing development identified for lower income senior households.	To encourage affordable senior projects, the City will offer density bonuses, help interested developers apply for government financing and/or other government subsidies, assist interested developers in acquiring surplus government land suitable for multifamily development, expedite permit processing, reduce parking standards and lot sizes, and waive fees for low-income dwelling units.	General Fund. CDBG, HOME, LMIHF	Redevelopment Agency, Community Development Department, Planning Commission, City Council.	Ongoing.	The development of ten units set aside of senior households.
HE-31	**Promotion of Owner-Occupied Units.** Currently only 37.5 of the housing in Arcata is owner-occupied. The City would like to increase the proportion of owner-occupied units in Arcata by increasing the number of homeowners living in the City and reducing the number of absentee homeowners.	The City will investigate methods to increase owner-occupancy in the City. The City will discuss with other university towns, real estate agents, affordable housing providers, HCD, and others to identify the ways to increase owner-occupied units in the City. Options such as deed restrictions, increasing the downpayment assistance to the First-time Homebuyers Program, creeds, covenants, and restrictions (CC&Rs), assisting persons who do not qualify for the first-time homebuyers program, lease to own programs, sweat- equity programs, first right of refusal for purchase of any housing receiving City assistance, and others will be investigated.	General Fund. CDBG, HOME, LMIHF	Redevelopment Agency, Community Development Department.	Complete investigation by 2005. Implement any new programs by 2006.	Increase the proportion of owner-occupied units in the City.
HE-32	**Density Bonus Ordinance Update** The City's current Density Bonus Ordinance is not in compliance with state Density Bonus law. The City will update the	State law provides that if a developer proposes to include at least 20% of the dwelling units in a project at rents/prices that are affordable to low-income households or 10% of the dwelling units in a project at rents/prices that are affordable to very low-income households, the local jurisdiction must permit a 25% density bonus. The City will update the Density Bonus Ordinance to comply with state Density Bonus law.	General Fund	Community Development Department, Planning Commission, City Council.	Incorporate into Code through HE-8 in 2004.	Bring the City's Density Bonus Ordinance in compliance with state law.

#	IMPLEMENTATION MEASURES	SPECIFIC ACTION REQUIRED	FUNDING SOURCE	RESPONSIBLE PARTY	TIME FRAME	EXPECTED RESULTS
	Density Bonus Ordinance to current state standards. Density bonuses provide a developer with additional dwelling units in exchange for the provision of housing affordable to lower-income households.					
HE-33	**Residential Relocation and Anti-Displacement Program** Provide financial assistance to low income households of rental occupied units who are displaced as a result of the City acquiring a property and permanently displacing the occupants or providing financial assistance to property owners who are undertaking repairs which require occupants to be temporarily relocated.	• Implement the existing Residential Anti-Displacement and Relocation Assistance Plan that was adopted in June 19, 2002 through Resolution N0. 012-86; • Amend the Plan to include procedures for permanent displacement; and • Amend the Plan to be consistent with the State Redevelopment law concerning relocation assistance.	CDBG, HOME, Agency HPP, Earthquake Retrofit Program, LMHIF,	Redevelop-ment Agency, Community Development Department, Planning Commission, City Council.	Ongoing, amend the Plan by 2005	Providing financial assistance for relocation to low income households
HE-34	**Housing Discrimination and Housing Equal Opportunity** Prevent housing discrimination and promote equal housing	Continue to coordinate and refer interested persons to the appropriate agencies. The City will act as an independent third-party to discrimination complaints and shall continue to maintain a file for the purpose of recording information about any alleged violations of state or federal fair housing requirements. Anyone making such allegations will be provided with information on how to contact the	General Fund	Community Development Department.	Ongoing.	Adherence with the City's policy of fair housing practices.

#	IMPLEMENTATION MEASURES	SPECIFIC ACTION REQUIRED	FUNDING SOURCE	RESPONSIBLE PARTY	TIME FRAME	EXPECTED RESULTS
	opportunities.	appropriate state and federal offices to file complaints. The City will support housing equal opportunity programs by continuing to provide informational fair housing brochures, including information about tenant's rights, available to the public at City Hall, library, Arcata Transit Center, and Arcata Community Center, and will also be provided to local service providers, such as Arcata Endeavor, Redwood Community Action Agency, Arcata Counseling Services, and Northcoast Children's Services for distribution. In addition, the City will continue to coordinate with the appropriate agencies, HBHDC, RCAA, Humboldt County Housing Authority, to assist and refer persons at risk of losing their housing or in need housing to theses agencies.				
HE-35	**Removal of Housing Constraints for Persons with Disabilities** Identify and remove of possible governmental constraints to the development of housing for persons with disabilities is the intention of the City.	Persons with disabilities have been identified by the State as a housing special needs group and thus actions must be taken to ensure that housing for these persons is not inhibited due to Arcata housing policies and practices. Annually evaluate whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities. The analysis will include a monitoring of existing land use controls, permit and processing procedures and building codes. If any constraints are found in these areas, the City will initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities. Additionally, the City will consider the adoption of universal design standards incorporating ADA standards for all housing development. The use of universal design standards will assist in the converting of housing units to accessible to persons with disabilities.	General Fund	Community Development Department, Planning Commission, City Council.	The City will conduct an evaluation by January 2005 and annually thereafter. If any constraints are found, the City will take subsequent actions within six months of the completion of the evaluation.	A complete evaluation of the City's policies and regulations to determine if any constraints to the development of disabled housing as a result of those policies and regulations exist and removal of such constraints if they do exist.

#	IMPLEMENTATION MEASURES	SPECIFIC ACTION REQUIRED	FUNDING SOURCE	RESPONSIBLE PARTY	TIME FRAME	EXPECTED RESULTS
HE-36	**Initiate Efforts to Address the Shelter and Other Needs of the Homeless Population** Identify the needs of the homeless population and take actions to meet those needs.	The City shall develop a Homeless Shelter and Services Plan (Plan) that identifies the homeless needs of Arcata. The Plan should be designed to meet the housing and supportive housing and accessibility needs of the homeless and other special needs groups, including prevention of homelessness. The Plan shall quantify the shelter needs, including emergency, transitional, and permanent shelter, and shall also identify service needs, such as employment training, mental health counseling, and chemical dependency treatment, of the homeless population as well as specific actions that the City will undertake to meet those needs. The City will coordinate with organizations providing services to the homeless in the development of the Homeless Services Plan. The Homeless Services Plan may include the following actions: • Participate in the County Continuum of Care efforts. • Inventory suitable sites for emergency, transitional, and supportive housing. • Incorporate changes to the Code that would define emergency shelters; define transitional housing; define supportive housing; and identify the zoning requirements for these land uses. • Apply, or coordinate with other agencies to apply, for the Emergency Housing and Assistance Program (EHAP) annually in order to assist in the development of homeless and transitional shelters in the City.	General Fund, LMIHF, EHAP, HOME Tenant Based Rental Assistance, and other state/ federal funds as available.	Community Development Department, Redevelop-ment Agency, Environmental Services, Planning Commission, City Council.	Incorporate Code text changes in 2004 and complete the Plan in 2006. Apply for EHAP funding in 2004.	Development of a range of emergency shelters will provide seasonal choices for the homeless. Development of transitional housing will provide extended shelter for the homeless.

#	IMPLEMENTATION MEASURES	SPECIFIC ACTION REQUIRED	FUNDING SOURCE	RESPONSIBLE PARTY	TIME FRAME	EXPECTED RESULTS
HE-37	**Maintain and Preserve Existing Homeless Facilities**	The City will continue to preserve and maintain its homeless facilities and services for those persons who are homeless or at risk of becoming homeless.	General Fund, LMIHF, EHAP, and other state/ federal funds as available.	Community Development Department, Redevelop-ment Agency.	Ongoing.	Continuation of existing homeless facilities and services.
HE-38	**Energy Conservation and Solar Access Requirements** The City shall continue to support comprehensive energy conservation and maintain conservation standards and the Solar Access requirements of the Comprehensive Land Use Code.	The City will continue to implement the Solar Access requirements of the Code to all new development in the City, where applicable. The City shall continue to support other energy-conservation agencies and groups by coordinating their efforts in Arcata and providing the public with information on resources available.	General Fund	Community Development Department, Building Division and Environmental Services.	Ongoing, will be incorporated into Code in 2004 through HE-8.	The checking of all building plans for compliance with state energy conservation requirements. The increase in energy efficiency will save energy and natural resources.
HE-39	**Green and Alternative Building Guidelines** Evaluate the use of "green" (energy-efficient and environmentally sensitive) alternative building methods and materials.	The Community Development Department and the Building Division will evaluate the feasibility of using alternative building methods and materials, taking compliance with state building codes and Arcata's climate into account. The City will revise the Building Code to allow use of alternative building methods deemed feasible and appropriate, beyond the minimum requirements of Title 24. The City will establish guidelines for new construction, and remodeling in order to promote energy efficiency and reduce building costs and promote the use of renewable energy technologies in residential and mixed use buildings and projects (e.g., solar, biomass, wind and geothermal).	General Fund	Community Development Department and Building Division.	Evaluation to be completed in 2004. Guidelines to be established in 2005.	The promotion of environmentall y friendly building techniques.

#	IMPLEMENTATION MEASURES	SPECIFIC ACTION REQUIRED	FUNDING SOURCE	RESPONSIBLE PARTY	TIME FRAME	EXPECTED RESULTS
		These methods will be promoted by the City through information provided through brochures and placement on the City's web site.				
HE-40	**Handicapped Access Appeals Board Evaluation** An evaluation of the Handicapped Access Appeals Board process and its effectiveness.	The City will evaluate and revise its Handicapped Access Appeals Board process to remove constraints on the development, maintenance and improvement of housing for persons with disabilities and ensure compliance with reasonable accommodation requirements. The City will also identify opportunities to facilitate and promote housing for persons with disabilities. The City will amend the process and monitor its effectiveness.	General Fund	Community Development Department, Planning Commission, City Council.	Evaluate process by January 2005 and amend process by June 2005.	An effective and formal reasonable accommodation process and improved housing opportunities for persons with disabilities.

Quantified Objectives Summary. Based on the above objectives and past monitoring reports, the City should be able to facilitate the construction of 643 new units, assist with the rehabilitation of 30 units, and preserve 135 units between 2003 and 2008.

QUANTIFIED OBJECTIVES SUMMARY (2003-2008)

Income Group	Rehabilitation	Preservation	New Construction	TOTAL
Very-low	15	135	161	429
Low	15		103	
Moderate	0	0	109	109
Above-moderate	0	0	270	270
TOTAL	30	135	643	808

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City of Arcata

2003 Housing Element

Technical Appendix

3.5. PUBLIC PARTICIPATION

The City of Arcata has made diligent efforts to solicit public participation pertaining to the formulation of the Housing Element since its initial adoption. Two public meetings were held prior to the initial writing of the Housing Element in order to obtain the City's residents concerns and desires for housing development in the City. The meetings were advertised through the City web site, local newspaper, and flyers distributed throughout the City as an attempt to reach all residents in the City. The meetings were well attended and concerns expressed by participants ranged from adequate shelter for homeless persons, affordable housing, housing for persons with Multiple Chemical Sensitivity Syndrome, housing for Humboldt State University students and staff, to sustainable housing using environmentally friendly building techniques. Many of these concerns were incorporated into the Housing Element update in the form of revisions to existing or new housing programs.

Public participation for the 2003-2008 Housing Element included the public review draft, which was prepared and made available to the community for a review period from October 2003 to March 2004. Extensive effort was made to notify all residents of the City of Arcata of the draft Housing Element availability through notices in the local newspaper, as well as postings at government offices, public libraries and the City's web site.

Public meetings were held to allow for public input throughout the update process. A total of four public meetings were held before the Planning Commission and City Council on the draft document prior to its submittal to the Department of Housing and Community Development (HCD) and at least two more public meetings will be held prior to City adoption. Notice of the public hearings and the public review draft was sent to Humboldt County Housing Authority, the County of Humboldt Planning Department, non-profit organizations, and various service providers including:

- Arcata Economic Development Corporation,
- CASA of Humboldt,
- Food for People Food Bank,
- Humboldt Area Foundation,
- Habitat for Humanity,
- Humboldt Bay Housing Development Corporation,
- Redwood coast Regional Center,
- Redwood Community Action Agency,
- Area Agency on Aging,
- Humboldt All Faith Partnership,
- Humboldt Women for Shelter, and
- Humboldt Tenants Association.

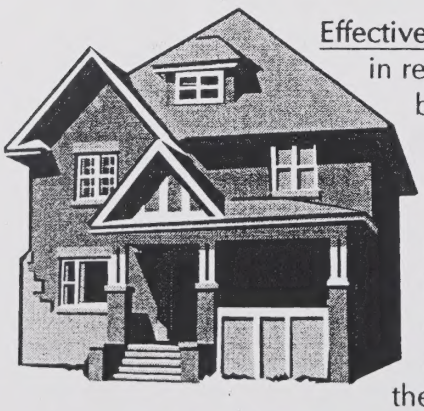
3.6. REVIEW OF PREVIOUS ELEMENT

State law requires the City of Arcata to review its Housing Element in order to evaluate:

1) "The appropriateness of the housing goals, objectives and policies in contributing to the attainment of the state housing goal."
2) "The effectiveness of the Housing Element in attainment of the community's housing goals and objectives."
3) "The progress of the city, county, or city and county in implementation of the Housing Element."

Appropriateness. Attainment of the City's share of the State's housing goal is met through the development and the effectiveness of the City's housing program (i.e. housing goals, policies, and programs) to assist in the development of housing for all income groups in the City. The effectiveness of the housing program to achieve the housing goals directs the City to continue the housing program and develop new or discontinue inappropriate/ineffective goals, policies and programs.

The housing goal is approached by HCD passing down gross allocations of housing unit goals to regional council of governments, which in turn allocate the housing unit goals to counties and cities. The document produced by each regional council of governments that allocates housing unit goals is referred to as the "Regional Housing Needs Plan" (RHNP). Within the RHNP is the housing unit goal for each jurisdiction in the council's realm. This housing unit goal is call the Regional Housing Needs Allocation (RHNA). The last RHNA was prepared in 1991 by the Humboldt County Association of Governments (HCAOG), which set forth a housing goal of 1,282 units for the City of Arcata between 1991 and 1997. Due to a lack of State funding, regional governments did not produce a RHNA between 1994 and 1998. Since there was not a RHNA between 1991 and 2001, the 1991 RHNA remained effective through the end of 2000. The RHNA for the 1991 to 2000 is shown in **Table HE-1**. The current January 2001 to July 2008 RHNA for the City is discussed in Section 3.3, Regional Housing Needs Allocation, page 3-3.



Effectiveness. The effectiveness of Arcata's 1992 Housing Element, in regards to meeting regional housing needs, can be measured by the level of achievement in the development of new and rehabilitated housing and the achievements and successfulness of the implementation measures. The level of achievement is simply the actual construction divided by the RHNA goal. However, many uncontrollable factors influence the City's effectiveness, such as market recessions, available funding programs, available lenders, available developers and the political climate. In addition, the effectiveness of the Goals, Policies, Implementation Measures, and Action Plan can be measured in the ability of the City to achieve the Implementation Measures in the 1992 Housing Element. See **Table HE-4**.

According to the Census, there were approximately 987[1] housing units built in the City between 1991 and 2000, see **Table HE-3**. The City of Arcata was able to achieve 76.7 percent of the RHNA goal through new construction. In addition to the construction of housing units, the City created housing units through the addition of rehabilitated units (28 units) and First-time Homebuyer units, resulting in achieving 84.7 percent of its 1991 to 2000 RHNA objective. Further, the City achieved 40.8 percent of its very-low[2] and low income housing goals through new construction, rehabilitation and the First-time Homebuyers Program and 93.1 percent of its market rate (affordable to moderate and above-moderate income households) unit goals in the 1991-2000 period.

TABLE HE-3 ARCATA RHNA ACCOMPLISHMENTS (1991-2000)

	Very Low and Low Income Groups	Moderate and Above Moderate Income Groups	Total
New Construction	129	858	987
Rehabilitation	28	0	28
Preservation/1st-time Homebuyers	71	0	71
Total	**228**	**858**	**1,086**
RHNA Goal	559	723	1,282
Level of Achievement	40.8%	118.7%	84.7%

Source: 2000 Census figures, prorated with affordability of units constructed as reported by City of Arcata Community Development, 1992 Arcata Housing Element.

Progress of Arcata's Housing Goals and Programs. In order to evaluate the effectiveness of the 1992 Housing Element, an analysis of the Housing Element Implementation Measures was completed. This investigation examined the past and current status of these Measures and their accomplishments. The **Table HE-4**, 1992 Housing Element Implementation Measures and Accomplishments, details the results.

TABLE HE-4
1992 HOUSING ELEMENT IMPLEMENTATION MEASURES AND ACCOMPLISHMENTS

IMPLEMENTATION MEASURES	ACCOMPLISHMENT
1. Expand the current incentives to developers for the inclusion of dwelling units, suitable for sale of rent to the very low, low and moderate income families, within new residential developments. The City shall offer the following incentives: • Density bonuses; • Flexible zoning requirements through the utilization of planned development and other innovative standards; • Assistance with local, state or federal public housing programs; • Mortgage-subsidy or down payment assistance programs to assist first time homebuyers and	The City Community Development Agency Development Assistance Policy provides tax-exempt bonds for low/moderate income housing development and improvements to public infrastructure. The City provides a Density Bonus in all residential zones. A Special Density Bonus provision to serve the handicapped and seniors is provided in all residential zones as well as the central business district zone. Density bonuses were used in the Windsong subdivision.

[1] U.S. Census statistics indicate that there were 987 housing units built between the 1990 and 2000 Censuses. The City's building records are considered accurate for the 1991 to 2000 time period and therefore this number was used to determine the quantity of units built between 1991 and 2000.

[2] Households income ranges are defined as: very-low – 50% of area median income (AMI), low – 50 to 80% of AMI, moderate – 80 to 120% of AMI and above-moderate – more than 120% of AMI.

IMPLEMENTATION MEASURES	ACCOMPLISHMENT
other qualifying households, when such funds are available. Deed restrictions or other means shall be provided to assure that units developed for very low, low and moderate income persons remain available to households in those categories over time, in compliance with state law.	During the 1992-2000 time period there were six planned development zones adopted in order to give flexibility in development. The City provided almost $4,000,000 in assistance for the development of 252 affordable housing units using HOME, CDBG and the Redevelopment Agency Low and Moderate Income Housing Fund (LMIHF) funding. Some of these units will not be completed until 2002. The City has a First-time Homebuyers program using HOME and LMIHF funding. Between 1994 and 2001 the Agency's First-time Homebuyers programmed assisted in the purchase of 41 units.
2. The City shall continue to utilize the Subdivision Map Act to guide development. Section 66473.5 of the Act provides that no local agency shall approve a subdivision proposal which is incompatible with the objectives and policies of the General Plan. Including its Housing Element. Therefore, a proposed subdivision must be evaluated not only on the basis of site adequacy or necessary physical improvements, but also on whether it conforms to General Plan policies, including housing policies, which encourage creation of parcels for very low, low and moderate income households.	The City reviews projects in conformance with the requirements of the Subdivision Map Act and determines each project's consistency with the General Plan.
3. The City and the Arcata Economic Development Corporation, a private nonprofit corporation, shall maintain close liaison with appropriate federal and state housing assistance agencies. Opportunities for rehabilitation and rental assistance shall be sought through the Department of Housing and Urban Development. The HOME program and the Farmers Home Administration 515 program and other government programs offer opportunities for new construction. The City shall actively monitor the progress of new state and federal housing legislation.	During the Housing Element implementation period, the City has continued its relationship with Arcata Economic Development Corporation. The City has monitored the availability of state and federal funding. The City has successfully provided a first-time homebuyer program, a second mortgage program, housing rehabilitation loans, handicap access ramp grants, rental new construction loans and grants, and single family new construction loans and grants. These programs have been funded through HOME and CDBG funds, as well as Redevelopment funds.
4. The City shall encourage development of limited-equity cooperatives as a means of providing affordable housing. Under such an agreement, ownership is retained by a cooperative housing corporation, which holds title to the housing units. People buy a membership share, which gives them the right to occupy a unit in the cooperative. If they vacate the co-op, the share must be resold to the corporation for the original investment plus	No limited-equity cooperatives were developed.

IMPLEMENTATION MEASURES	ACCOMPLISHMENT
a limited amount of equity. Since the mortgage is held in constant ownership by the corporation, there are no transfer fees, real estate fees, profit or speculation costs in the sale of shares. Therefore, cooperative housing remains affordable over time and is a long-term solution to the rising cost of housing. Cohousing, and other creative housing alternatives shall also be supported if they help to meet the City's overall goal for housing.	
5. The City shall continue to contract with the AEDC, and/or other nonprofit organizations, to promote economic development and affordable housing. AEDC offers low interest housing rehabilitation loans to both owners and renters. AEDC housing programs should be expanded to provide package loans, work with other housing providers and assist citizens and developers in applying for local, state and federal housing programs.	The City has worked with AEDC, Arcata Endeavor, Redwood Community Action Agency (RCAA) Humboldt Bay Housing Development Corporation (HBHDC), Arcata House, Habitat for Humanity, and other local non-profit organizations to provide programs for economic development, affordable housing, and for special needs groups (e.g., homeless).
6. The City shall continue to support comprehensive energy conservation and maintain conservation standards and solar access regulations. The Solar Access requirements of the Land Use and Development Guide shall be expanded to apply to all housing developments consisting of more than one single family dwelling. The City shall continue to support other energy-conservation agencies and groups by coordinating their efforts in Arcata and providing the public with information on resources available.	During the Housing Element implementation period, the City of Arcata formed the Energy Commission and has adopted an Energy Program to provide: appropriate energy alternatives, energy efficiency and conservation, and energy efficiency in transportation. The Solar Access requirements apply to all new subdivisions, and planned developments in which the City has discretionary review.
7. The City shall periodically review the Uniform Building Code and the Uniform Housing Code and adopt the necessary revisions so as to further local development objectives, including: • The reasonable enforcement of standards in existing housing. For example, while items such as the provision of adequate emergency exits should certainly be enforced, others such as minor variations in permitted ceiling height could be excused if they impose no public safety hazard. • Energy efficient building design, such as orientation of the structure to maximize available sunlight and improving insulation to reduce heat loss. • The use of innovative design, materials and building techniques in new construction. • The City shall consider a local amendment to	The codes used by the City of Arcata are mandated by the State of California and were adopted by Ordinance 1293, July 1999. • 1997 Uniform Administrative Code • 1997 Uniform Housing Code • 1997 Uniform Code for Building Conservation • 1997 Uniform Sign Code • 1997 Uniform Code for the Abatement of Dangerous Buildings • 1997 Uniform Solar Energy Code • 1997 Uniform Fire Code • 1998 California Electrical Code • 1998 California Building Code • 1998 California Mechanical Code • 1998 California Plumbing Code

IMPLEMENTATION MEASURES	ACCOMPLISHMENT
the Uniform Building Code to allow for the development of housing units having as little as 150 square feet of floor area, excluding kitchen and bathroom area.	
8. The City shall continue its housing rehabilitation loan program, taking into account the different housing conditions and repair requirements in Arcata's neighborhoods and the financial constraints of persons on fixed incomes. The Arcata Community Development Agency, the City's redevelopment agency formed in 1983, must spend at least twenty-percent of its tax increment revenues for very low, low and moderate income housing. A goal shall be to create a funding level that will allow for perpetual rehabilitation of a stable number of homes each year. The program shall include: Financial and Technical Support. The City shall maintain the revolving loan fund to make rehabilitation loans to local homeowners and landlords of very low, low and moderate incomes. Support Services. The City shall also develop a program of support services, including: • Home-maintenance education programs for owners and tenants, possibly sponsored jointly by the City and Humboldt State University; • Requesting local lending institutions to provide rehabilitation finance counseling; and • Coordinating of housing assistance from related programs and agencies. Enforcement of Minimum Housing Code Standards. The City shall require that minimum housing code standards be met as a condition of participation in the City-sponsored housing rehabilitation program. To this end, the City has adopted the State Rehabilitation Code, which allows some flexibility in rehabilitation improvements. The correction of housing deficiencies shall focus on the elimination of basic health and safety code violations. Modernization of the property involving improvements to the building exterior, corrections of over-crowded conditions and similar considerations shall not be subsidized with public monies. The cost of repairs which are passed on to tenants should tend to be confined to minimum code corrections, and not wholesale modernization which would generate major appreciation in property value. Priority Lending for Historic Homes. The City shall continue to lend, on a priority basis, low-interest	Since 1993, the City has processed 52 rehabilitation loans. Currently the City offers a Housing Rehabilitation program available to lower-income households. Housing units must be brought up to current building code standards to receive funding. Prior to receiving assistance under the program, all units must have a housing condition inspection. All applicants to the City's First-time Homebuyers (FTHB) program must attend a mandatory homeowners workshop. The City's FTHB program works in conjunction with local lenders to finance the purchase of homes. The City has coordinated housing loans with over ten private lending institutions. In addition, the City has jointly financed purchased with the USDA 502 program, the Department of Housing and Community Development CHERT program, non-profit loans from Habitat for Humanity, and CHDO loans from HBHDC.

IMPLEMENTATION MEASURES	ACCOMPLISHMENT
rehabilitation monies to historically designated properties to encourage maintenance and rehabilitation, if income requirements can be met. Residential Construction Tax. The Land Use and Development Guide shall be amended to clarify that the rehabilitation of buildings which increase the number of units without increasing the square footage is exempt from the City's Residential Construction Tax.	
9. The City shall undertake a complete review of the standards and procedures of the Land Use and Development Guide. Fundamental assumptions regarding setbacks, density regulation, parking standards and review procedures should be examined to determine if they are really necessary or merely accepted conventions. Development standards should be revised to allow for greater flexibility, logical consistency, usability, simplicity and innovation.	The City completed a comprehensive Land Use and Development Guide review and up-date. The new Land Use and Development Guide was adopted December 7, 1994. Currently, the City is in the process of creating a new land use code that should be adopted in 2004.
10. The open-space requirements of the Land Use and Development Guide shall be used as a tool to influence design. For example, parking requirements for a housing development for the elderly could be decreased, perhaps in exchange for an increase in the provision of open space for senior citizens. By using flexible standards, a more pleasing living environment can be created. Specifically, cluster housing and townhouse design can be used to create contiguous areas of open space.	The City has reviewed development projects for consistency with this policy. The Bayview Courtyards was developed as a cluster housing development. This project received reduced parking requirements.
11. The condominium conversion standards of the Land Use and Development Guide shall continue to limit the rate of conversions of existing apartments. Displacement of existing tenants shall be another determining factor in analyzing requests for conversion. The standards shall recognize the differences between condominiums and apartments in the need for such physical facilities as additional storage space, parking and laundry facilities. A subdivision map must be filed for the division of any land, including condominium and community apartment projects as well as traditional single-family developments.	This policy has been implemented during the Housing Element period. There were no apartments converted into condominiums during the 1991 t0 2000 time period.

IMPLEMENTATION MEASURES	ACCOMPLISHMENT
12. The City recognizes the high demand for additional housing as well as the environmental and economic constraints on designating additional land for development beyond the urban core. Therefore, the Land Use and Development Guide shall continue to allow for the construction or conversion of existing living space to allow up to two units in the R-R, F-H and R-L zones, provided that adequate setbacks, parking and open space requirements can be met.	The current zoning ordinance allows for up to two units in the R-R, F/H and R-L zones.
13. The City shall monitor the local housing market every March, collecting data from various housing agencies and programs to evaluate the effectiveness of housing assistance. By collecting data from landlords and tenants, greater efforts shall be made to monitor the rent structure and vacancy rates of local multi-family housing. Policies and implementation measures of the General Plan shall be reviewed periodically to take into account community needs. The Housing Element shall be updated as required by state law.	The City monitored the local housing market as a part of the State of The City report process. In addition, specific market studies for the Bayview Courtyards and the Arcata Gardens housing projects evaluated the local housing market. The City is currently updating its housing element in compliance with State law.
14. The City will continue to use easy-to-understand Design Manuals, procedure outlines and graphics to explain City review processes and design goals. New Design Manuals should be created as needed for this purpose. A combined General Plan and Zoning Map shall continue to be used to prevent confusion between General Plan and zoning requirements.	The City has continued to provide clear manuals, procedure outlines, and public information sheets. The City's General Plan Land Use Diagram and Zoning Maps are both available in color in sizes large enough to determine the land use and zoning designations at the parcel-specific level.
15. In addition to enforcing existing laws regarding handicapped access, the City should encourage developers to consider incorporating minimal changes in some new units which would make them more usable for the handicapped while not otherwise affecting their marketability. Examples of these minimum changes include three-foot-wide interior doors, grab bars, lower counters and ramped thresholds. The City should take an educational approach through design manuals developed in cooperation with agencies providing services to the handicapped.	During the 1992 Housing Element planning period the City completed the following: • Rehabilitation of three transitional homes with handicap units; • Constructed several handicap units in the affordable housing new construction program; • Completed several handicap conversions in the housing rehabilitation program; and • Constructed two handicap single-family homes.

IMPLEMENTATION MEASURES	ACCOMPLISHMENT
16. In the next five years, the City should seek the development of a senior-citizen housing facility large enough to provide dining and socializing facilities. Such a development may have to be subsidized in order to be affordable. The Community Development Block Grant is one possible source of assistance. Cooperation with a private developer would be preferred over direct City ownership.	The City constructed a 30 unit affordable senior housing project with a community room, and a senior center with a community room and kitchen.
17. The City's Department of Community Development shall continue to maintain a file for the purpose of recording information about any alleged violations of state or federal fair housing requirements. Anyone making such allegations will be provided with information on how to contact the appropriate state and federal offices to file complaints.	The City maintains a fair housing file and forwards housing discrimination complaints to the appropriate state and federal offices.

Source: City of Arcata 1992 Housing Element; City of Arcata.

In summary, Arcata has been successful in achieving the implementation measures of the 1992 Housing Element and attaining 68.2 percent of the Regional Housing Needs Allocation goal. An area for improvement would be the need to develop sources for new housing affordable to very low and low income households. Many of the implementation measures in the 1992 Housing Element were accomplished and new goals, policies and measures have been developed addressing the future housing needs of the City.

3.7. HOUSING NEEDS ASSESSMENT

Demographic and socioeconomic variables such as population, household characteristics, and housing stock conditions must be analyzed in order to adequately determine the present and future housing needs of the City of Arcata.

The following data is taken from the 1990 and 2000 Census Reports, the State Department of Finance, Humboldt County Association of Governments (HCAOG), various City departmental documents, and other sources.

POPULATION CHARACTERISTICS

Between 1990 and 2000, the City population increased by 9.6 percent, or about 1.0 percent annually. The population in 2000 was 16,651, an increase of 1,454 persons since 1990. The California Department of Finance (DOF) provides population estimates to 2020 projecting an increase of 1,878 persons from 2000 to 2020 as shown in Table HE-5.

TABLE HE-5 POPULATION

Year	Population	Change	% Change	Annual % Change
City of Arcata				
1990	15,197			
2000	16,651	1,454	9.6%	1.0%
2005	17,225	574	3.4%	0.7%
2020	18,529	731	4.1%	0.4%
Humboldt County				
1990	119,118			
2000	126,518	7,400	6.2%	0.6%
2005	132,500	5,982	4.7%	0.9%
2010	136,500	4,000	3.0%	0.6%
2020	142,100	5,600	4.1%	0.4%

Source 1990, 2000 Census; DOF

Population by Age. The median age for the City of Arcata is 25.8 years. In the City of Arcata, children (age 14 and under) account for 12.3 percent of the total population, compared with 18.8 percent for Humboldt County. The largest age group for the City of Arcata is 20 to 24 years, which represents 24.6 percent of the total City population. This segment of the population has increased from the 1990 Census figure of 21.3 percent. The largest proportional change is the 45 to 54 age group, which experienced an increase of 75.0 percent, representing 6.6 percent of the population from 1990 to 10.6 percent of the population in 2000. This is similar to the Humboldt County population, where the largest proportional change was also in the 45 to 54 age group, at 73.1 percent. In the City of Arcata, the 55 and over age group accounts for 14.2 percent of the total City's population; whereas, persons 55 and older make up 21.2 percent of the County's population.

Persons aged 25 to 44 are considered to be in the family-forming age group. This family-forming age group represents 27.8 percent of the population in the City of Arcata, and 27.5

percent of Humboldt County. Proportionately, this group has seen very little growth, as the number of children has decreased and the population of persons 45 years and older has increased during the 1990's.

TABLE HE-6 POPULATION BY AGE - CITY OF ARCATA

Age Group	1990		2000		Change	Percent Change
	Number	Percent	Number	Percent		
Under 5 Years	797	5.2%	665	4.0%	-132	-16.6%
5 to 9 Years	841	5.5%	653	3.9%	-188	-22.4%
10 to 14 Years	697	4.6%	737	4.4%	40	5.7%
15 to 19 Years	1,690	11.1%	1,786	10.7%	96	5.7%
20 to 24 Years	3,233	21.3%	4,088	24.6%	855	26.4%
25 to 34 Years	2,732	18.0%	2,856	17.2%	124	4.5%
35 to 44 Years	1,919	12.6%	1,773	10.6%	-146	-7.6%
45 to 54 Years	995	6.5%	1,741	10.5%	746	75.0%
55 to 59 Years	408	2.7%	529	3.2%	121	29.7%
60 to 64 Years	447	2.9%	379	2.3%	-68	-15.2%
65 to 74 Years	903	5.9%	662	4.0%	-241	-26.7%
75 to 84 Years	431	2.8%	594	3.6%	163	37.8%
85 Years and over	104	0.7%	188	1.1%	84	80.8%
Median Age	26.2		25.8		-0.4	-1.5%

Source: 1990, 2000 Census

TABLE HE-7 POPULATION BY AGE - HUMBOLDT COUNTY

Age Group	1990		2000		Change	Percent Change
	Number	Percent	Number	Percent		
Under 5 Years	8,538	7.2%	7,125	5.6%	-1,413	-16.5%
5 to 9 Years	9,375	7.9%	7,899	6.2%	-1,476	-15.7%
10 to 14 Years	8,299	7.0%	8,817	7.0%	518	6.2%
15 to 19 Years	8,290	7.0%	10,025	7.9%	1,735	20.9%
20 to 24 Years	9,329	7.8%	11,209	8.9%	1,880	20.2%
25 to 34 Years	19,493	16.4%	16,016	12.7%	-3,477	-17.8%
35 to 44 Years	20,261	17.0%	18,679	14.8%	-1,582	-7.8%
45 to 54 Years	11,473	9.6%	19,861	15.7%	8,388	73.1%
55 to 59 Years	4,566	3.8%	6,313	5.0%	1,747	38.3%
60 to 64 Years	4,863	4.1%	4,798	3.8%	-65	-1.3%
65 to 74 Years	8,575	7.2%	8,020	6.3%	-555	-6.5%
75 to 84 Years	4,752	4.0%	5,754	4.5%	1,002	21.1%
85 Years and over	1,304	1.1%	2,002	1.6%	698	53.5%
Median Age	32.2		36.3		4.1	12.7%

Source: 1990, 2000 Census

Population by Ethnicity. According to the 2000 Census, the largest ethnic group in Arcata was "White", representing 84.5 percent of the City's total population, similar to that of Humboldt County, in which "White" represents 84.7 percent of the County's total

population. The "Two or More Ethnicities" category represents the second largest ethnic group, 5.3 percent, in the City, while "American Indian, Alaska Native" is the second most prominent ethnic group, 5.7 percent, in Humboldt County. Native American, Alaska Native represents 1.0 percent of the population of California. The City of Arcata has a slightly higher proportion of the "Other" category, approximately 3.5 percent of the total population, compared with 2.5 percent of the total population of Humboldt County. The "Asian" category represents 2.3 percent of the City's population compared with 1.7 percent for the County, and 10.9 percent of California.

The City of Arcata ethnic characteristics are shown in **Table HE-8** and Humboldt County characteristics are shown in **Table HE-9**.

TABLE HE-8 POPULATION BY RACE/ETHNICITY - CITY OF ARCATA

Ethnicity	1990		2000		Change	Percent Change
	Number	Percent	Number	Percent		
White	13,923	91.6%	14,072	84.5%	149	-7.1%
Black or African American	185	1.2%	259	1.6%	74	0.4%
American Indian, Alaska Native	408	2.7%	442	2.7%	34	0%
Asian	409	2.7%	378	2.3%	31	-0.4%
Native Hawaiian or Pacific Isl.	n/a		34	0.2%	n/a	
Other Race	272	1.8%	581	3.5%	309	1.7%
Two or more Races	n/a	n/a	885	5.3%	n/a	n/a
Total	**15,197**	**100.0%**	**16,651**	**100.0%**	**1,454**	**9.6%**
Hispanic Origin	721	4.7%	1,202	7.2%	481	66.7%
Non-Hispanic Origin	14,146	95.3%	15,449	92.8%	1,303	9.2%

Source: 1990, 2000 Census

TABLE HE-9 POPULATION BY RACE/ETHNICITY - HUMBOLDT COUNTY

Race	1990		2000		Change	Percent Change
	Number	Percent	Number	Percent		
White	107,881	90.6%	107,179	84.7%	-702	-0.7%
Black or African American	960	0.8%	1,111	0.9%	151	15.7%
American Indian, Native Alaskan	6,568	5.5%	7,241	5.7%	673	10.3%
Asian	2,315	1.9%	2,091	1.7%	-224	-9.7%
Native Hawaiian or Pacific Isl.	n/a	n/a	241	0.2%	n/a	n/a
Other Race	1,394	1.2%	3,099	2.5%	1,705	122.3%
Two or more Races	n/a	n/a	5,556	4.4%	n/a	n/a
Total	**119,118**	**100.0%**	**126,518**	**100.0%**	**7,400**	**6.2%**
Hispanic Origin	4,989	4.2%	7,750	6.1%	2,761	55.3%
Non-Hispanic Origin	114,129	95.8%	118,768	93.9%	4,639	4.1%

Source: 1990, 2000 Census

HOUSEHOLD CHARACTERISTICS

According to the 2000 Census, there are 7,051 households in the City of Arcata. This is a 16.1 percent increase, or 978 households, from the 1990 count of 6,073 households. According to HCAOG, the City of Arcata will increase by 491 households between 2000 and 2008, a 7.0 percent increase. Humboldt County is projected to increase by 7,905 households between 2000 and 2008, an increase of 15.4 percent.

TABLE HE-10 HOUSEHOLDS

Year	Households	Change	% Change	Annual % Change
City of Arcata				
1990	6,073			
2000	7,051	978	16.1%	1.6%
2008*	7,542	491	7.0%	0.8%
2020**	7,885	343	4.5%	0.4%
Humboldt County				
1990	46,420			
2000	51,238	4,818	10.4%	1.4%
2008*	59,143	7,905	15.4%	1.9%
2020**	62,052	2,909	4.9%	0.4%

Source: 1990, 2000 Census; DOF projections; HCAOG Draft Humboldt County Regional Housing Needs Plan
Note: * HCAOG estimates. **Estimated using the 2020 population divided by the estimated 2020 average household size.

Household Size. In 2000, the average household size for Arcata is 2.16 persons per household versus 2.30 persons per household in 1990. Table HE-11 displays the household size, number of households and percentage of each household size within the City of Arcata. All households, except for five-person households, have increased numerically since 1990, with the largest increase in one-person households (521 households). Seven or more person households have increased by 121.7 percent (40 households) since 1990.

TABLE HE-11 HOUSEHOLD SIZE - CITY OF ARCATA

Household Size	1990		2000		Change	
	Number	Percent	Number	Percent	Number	Percent
1 person	1,877	30.9%	2,397	34.0%	521	27.6%
2 person	2,095	34.5%	2,567	36.4%	471	22.4%
3 person	1,051	17.3%	1,072	15.2%	21	2.0%
4 person	650	10.7%	656	9.3%	6	0.9%
5 person	322	5.3%	233	3.3%	-89	-27.6%
6 person	49	0.8%	56	0.8%	8	15.3%
7+ person	30	0.5%	71	1.0%	40	121.7%
Total	6,073	100.0%	7,051	100.0%	978	16.0%
Average Household Size	2.30		2.16		-0.18	

Source: 1990, 2000 Census

Household Type. The majority of households in Arcata are non-family households (60.1 percent) as compared to family households (39.9 percent). Family households have

decreased numerically and proportionally since 1990, declining by 100 households, or 3.4 percent. Non-family households have increased by 1,078 households, or 34.1 percent. Within the family households, the Male householders with an own child under 18 have increased by 99 households, or 163.5 percent. Female householders with a child under 18 have increased by 18 households, or 3.8 percent. A summary of Arcata household characteristics is provided in Table HE-12.

TABLE HE-12 HOUSEHOLD CHARACTERISTICS - CITY OF ARCATA

Household Type	1990		2000		Change	
	Number	Percent	Number	Percent	Number	Percent
Family Households	2,915	48.0%	2,815	39.9%	-100	-3.4%
Married Couple Households	2,174	35.8%	1,824	25.9%	-350	-16.1%
Married Couple with own child under 18	935	15.4%	728	10.3%	-207	-22.2%
Female Householder with own child under 18	480	7.9%	498	7.1%	18	3.8%
Male Householder with own child under 18	61	1.0%	160	2.3%	99	163.5%
Non-Family Household	3,158	52.0%	4,236	60.1%	1,078	34.1%
Householder living alone	1,877	30.9%	2,451	34.8%	574	30.6%
Households with Individuals < 18 years old	1,476	24.3%	1,386	19.7%	-90	-6.1%
Householder > 65 years of age	984	16.2%	1,003	14.2%	19	2.0%
Total Households	6,073	100.0%	7,051	100.0%	978	16.1%

Source: 1990, 2000 Census

Household Tenure. As shown in Table HE-13, 2,646 homes in Arcata are owner occupied (37.5 percent) and 4,405 homes are renter occupied (62.5 percent). The ownership rate in Arcata is much less than that of Humboldt County as a whole, where 57.6 percent of homes are owner occupied. Based on the 2000 Census, renter occupied housing units have increased by 27.6 percent (957 units) since 1990. Census statistics indicate that 389 more single family housing units are being used as rental units in 2000 than in 1990. Approximately 41.4 percent of the single family units are rentals in 2000. Owner occupied housing units have increased by only 24 units during the same time period. Table HE-15 indicates that there were 406 new single family housing units built between 1990 and 2000, but only an estimated 5.9 percent of the new single family units were owner occupied. This indicates a lack of available for-sale housing units in the City. The limited increase of owner-occupied housing units from 1990 to 2000 may be attributed to the rise in single family house prices during this period.

TABLE HE-13 HOUSEHOLD TENURE

Household Type	1990		2000		Change	
	Number	Percent	Number	PERCENT	Number	Percent
City of Arcata						
Occupied Housing Units	6,073	100.0%	7,051	100.0%	978	16.1%
Owner Occupied	2,622	43.2%	2,646	37.5 %	24	0.9%
Renter Occupied	3,451	56.8%	4,405	62.5%	957	27.7%
Humboldt County						
Occupied Housing Units	46,420	100.0%	51,238	100.0%	4,818	10.4%
Owner Occupied	27,301	58.8%	29,534	57.6%	2,233	8.2%
Renter Occupied	19,119	41.2%	21,704	42.4%	2,585	13.5%

Source: 1990, 2000 Census

Overcrowded Households. Overcrowding is defined as a situation where there is more than one person per room[3] in an occupied housing unit. Overcrowding can result from a low supply of affordable and adequate housing. Households that are unable to afford larger housing units may be forced to rent or purchase housing that is too small to meet their needs. According to the 1990 Census, 3.5 percent of households in Arcata were overcrowded. According to the 2000 Census, the number of overcrowded households has increased by 62 representing 3.9 percent of households. As Table HE-14 shows, the level of overcrowding by tenure is substantially higher in renter households, representing 81.1 percent of the overcrowded households in the 2000 Census. Overcrowded renter households have increased by 67 households while owner households have decreased by 5 households since 1990.

TABLE HE-14 OVERCROWDED HOUSEHOLDS

Type	Overcrowded (1.0-1.50 persons per room)		Severely Overcrowded (1.50+ persons per room)		Total		Percent of Total Households
	Number	*Percent*	Number	*Percent*	Number	*Percent*	*Percent*
1990							
Owner	42	32.1%	15	18.3%	57	26.8%	2.2%
Renter	89	67.9%	67	81.7%	156	73.2%	4.5%
Total	131	61.5%	82	38.5%	213	100.0%	3.5%
2000							
Owner	36	30.0%	16	10.3%	52	18.9%	2.0%
Renter	84	70.0%	139	89.7%	223	81.1%	5.1%
Total	120	43.6%	155	56.4%	275	100.0%	3.9%

Source: 1990, 2000 Census

[3] Room includes every room in a dwelling unit except for hallways, bathrooms, closets and kitchens.

HOUSING STOCK CHARACTERISTICS

Historic Residential Construction Trends. The 2000 Census data indicates a total of 7,272 housing units in the City. According to the City of Arcata Building Department, a total of 125 affordable and 217 market-rate housing units have been constructed, or are under construction, approved or proposed since January 2000 through January 2003. As of January 2003, there are 7,614 housing units built or approved in the City. See Table HE-47 for a list of current projects in the City.

In 1990, Humboldt County had 51,134 housing units. By 2000, this number had increased to 55,912 for a 9.3 percent increase (4,778 units). Between 1990 and 2000, the City's housing stock increased by 15.4 percent (970 units).

A comparison of the 1990 and 2000 Census data shows the largest numerical increase in housing units are single family homes (359 units, 12.1 percent increase). Duplexes represent the largest proportional increase at 48.4 percent (118 units). Multifamily units (three units per dwelling or more) represent 36.4 percent (2,650 units) of the City total housing stock. In the 2000 Census, the City had a 62.5 percent renter rate (4,405 households). This in combination with the percent of housing units that are multifamily indicates that a large number of single family, duplexes, and/or mobile homes units are rental units. Assuming that all of the multifamily units were rental units, approximately 1,755 single family, duplexes, and/or mobile homes are rental units.

TABLE HE-15 HOUSING UNITS BY TYPE

Units in Structure	1990		2000		Change	
	Number	Percent	Number	Percent	Number	Percent
Single-family detached	2969	47.1%	3,328	45.8%	359	12.1%
Single-family attached	202	3.2%	249	3.4%	47	23.3%
Duplex	244	3.9%	362	5.0%	118	48.4%
3 or 4 Units	614	9.7%	807	11.1%	193	31.4%
5 to 9 units	592	9.4%	716	9.8%	124	20.9%
10 to 19 units	406	6.4%	499	6.9%	93	22.9%
20 to 49 units	154	2.4%	266	3.7%	112	72.7%
50 or more units	334	5.3%	362	5.0%	28	8.4%
Mobile Home	689	10.9%	646	8.9%	-43	-6.2%
Other (Includes RVs, Vans, Boats, etc.)	98	1.6%	37	0.5%	-61	-62.2%
Total	6,302	100.0%	7,272	100.0%	970	15.4%

Source: 1990, 2000 Census

Age of Housing Stock. The majority of housing was built after 1970. The largest percentage of Arcata's housing stock, 25.1 percent (1,913 units), was built between 1970 and 1979 (see Table HE-16). Approximately 30.3 percent of Arcata's housing stock was built since 1980. According to the 2000 Census, the median year built for the housing stock in the City was 1971, which indicates a relatively newer housing stock.

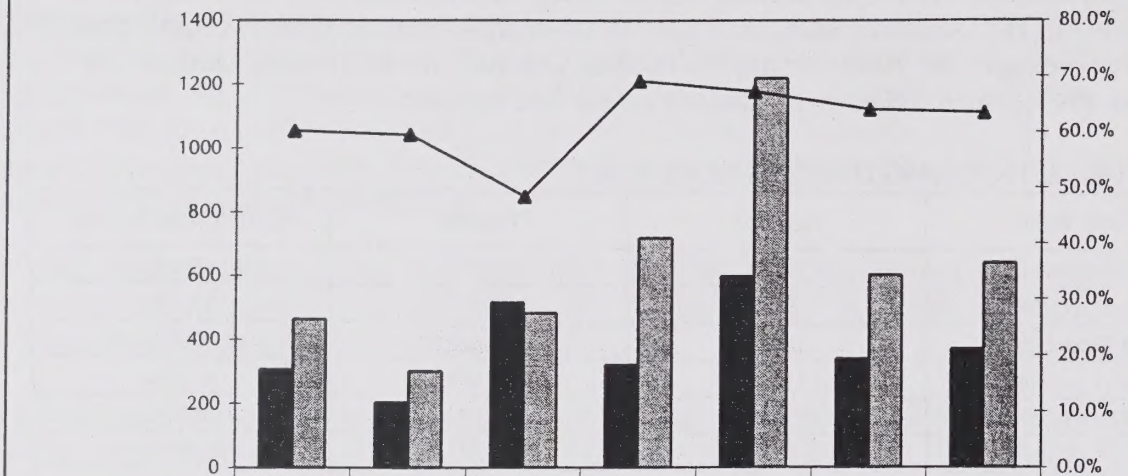
TABLE HE-16 HOUSING UNITS BY YEAR BUILT

Year Built	Number	Percent	Accumulated Percent
1939 or earlier	786	10.3%	10.2%
1940 to 1949	516	6.8%	17.0%
1950 to 1959	1,027	13.5%	30.5%
1960 to 1969	1,067	14.0%	44.5%
1970 to 1979	1,913	25.1%	69.6%
1980 to 1989	976	12.8%	82.4%
1990 to 1999	987	13.0%	95.4%
2000 to Jan. 2003*	342	4.5%	100.0%
Total	7,614	100.0%	

Source: 1990, 2000 Census; City of Arcata
Note: * Includes built, under construction, approved, and proposed units.

Figure HE-1 illustrates the age of the housing unit by tenure. According to the Census, 67.2 percent of the homes built between 1970 and 1979 are renter occupied, representing the largest proportional discrepancy between renter and owner occupation of any age of housing. The homes built between 1950 and 1959, are the only units where there are more owner-occupied units than renter. This may indicate that these are the most affordable for-sale units in the City. With the exception of homes built in the 1950s, all homes are predominantly renter occupied. Table HE-13 illustrates the change in tenure between the 1990 and 2000 Census. The table shows that the City had an increase of only 24 owner-occupied units, while renter occupied units increased by 957. Comparing Table HE-13 and Figure HE-1 indicates that a substantial number of for-sale single-family housing units are being purchased and then used as a rental unit in the City. However, the current for sale price of single-family homes in the City would indicate that the purchase of these homes for use as rental properties is not as profitable as it was in the late 1990s.

Figure HE-1 Age of Housing by Tenure



	1939 or earlier	1940-1949	1950-1959	1960-1969	1970-1979	1980-1989	1990-2000
Owner	307	204	515	320	595	338	369
Renter	464	300	482	716	1218	599	639
Percent Renter	60.2%	59.5%	48.3%	69.1%	67.2%	63.9%	63.4%

Source: 2000 Census

Coastal Zone Housing Activity. Part of the western area of Arcata is located within the Coastal Zone. A majority of lands within the Coastal Zone are designated for agriculture and natural resource uses, but there are also sites designated for industrial, commercial, and residential uses. From 1982 through 2000, 158 housing units have been constructed in the Coastal Zone, including the Meadowbrook, Brookside, Bayview Courtyards, and Strombeck developments (see **Tables HE-44** and **HE-50**). No low/moderate income units have been authorized for demolition nor have any been converted to a non-residential use. While no replacement units have been required as a result of demolition/conversion activity in the Coastal Zone, 75 of the 158 units are affordable to low and moderate income households.

Condition of the Housing Stock. Two methods have been used to ascertain the condition of the City's housing stock: 1) an exterior windshield survey, and 2) approximation of units in need of repair not visible during the exterior windshield survey.

Exterior Condition Survey. As a part of the Housing Element update process, the condition of the City's housing stock was ascertained through a housing condition survey. The survey consisted of a windshield survey in which a random sample of approximately 25 percent of the housing units in the City were evaluated using the Community Development Block Grant Housing Condition form.

As classified by the Department of Housing and Community Development (HCD), a housing unit is deemed in need of rehabilitation if it is classified as Minor, Moderate, or Substantial. Housing units classified as dilapidated are excluded because it is assumed that the cost of rehabilitation exceeds the cost to replace the existing structure.

Each structure was rated according to criteria established by HCD. In accordance with this criterion, there are five structure categories: foundation, roofing, siding, windows, and doors. Within each category, the housing unit is rated from "no repairs needed" to "replacement needed." Points are added together for each unit and a designation was made as follows:

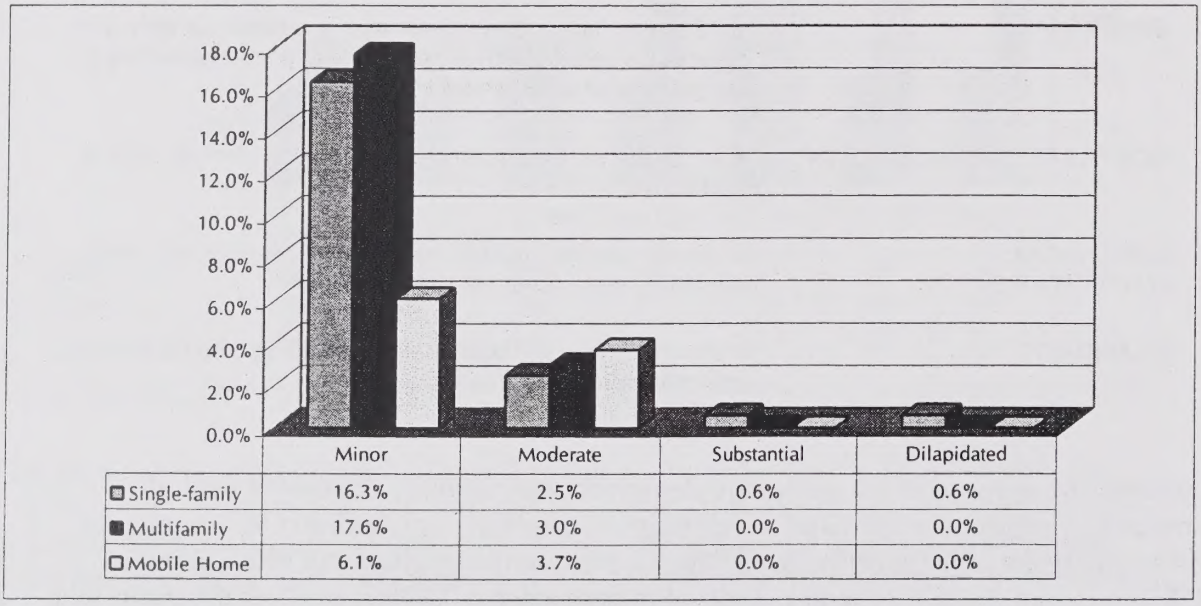
SOUND	9 points or less: no repairs needed, or only one minor repair needed such as exterior painting or window repair.
MINOR REPAIR	10-15 points: one or two minor repairs needed, or only one minor repair needed such as patching and painting of siding or roof patching or window replacement.
MODERATE REHABILITATION	16 to 39 points: two or three minor repairs needed, such as listed above.
SUBSTANTIAL REHABILITATION	40 to 55 points: repairs needed to all surveyed items foundation, roof, siding, windows, and doors.
DILAPIDATED	56 or more points: the costs of repair would exceed the cost to replace the residential structure.

In general, the purpose of the study is to determine the eligibility of areas in need of community development activities. The results of the Housing Condition Survey may be used as a basis for an application to the State Community Development Block Grant (CDBG) program, HOME program, Redevelopment Agency LMIHF, or other programs that support the City's Housing Rehabilitation Program.

The survey evaluated a total of 1,913 housing units (774 single-family, 165 mobile homes, and 974 multifamily). Of these units, 11.2 percent (214 units) were in need of minor repairs, 3.1 percent (60 units) needed moderate repairs, 0.3 percent (5 units) needed substantial rehabilitation and 0.3 percent (5 units) were dilapidated. If these proportions were projected over the total housing units in the City, approximately 812 units would be in need of minor repairs, 228 in need of moderate repairs, 19 units in need substantial rehabilitation, and 19 units would be dilapidated. Based on the visible exterior condition, approximately 14.9 percent of the City's housing stock is in need of repair, while 0.8 percent are dilapidated. Using the tenure proportions to calculate the number of rental housing units in need of repair would give approximately 674 rental units in he City in need of repair.

Figure HE-2 illustrates the proportions of the surveyed housing units in need of repair. Approximately 29.8 percent of the single-family units surveyed were in minor condition, needing of one or two minor repairs, while 32.2 percent of the multifamily units were in this category. A number of single-family units (58 of the total housing units) need substantial repairs or were considered dilapidated (58 of the total housing units). None of the mobile homes, or multifamily units surveyed needed substantial repairs or were in dilapidated condition.

FIGURE HE-2 EXTERIOR CONDITION OF DWELLING UNITS BY TYPE



	Minor	Moderate	Substantial	Dilapidated
Single-family	16.3%	2.5%	0.6%	0.6%
Multifamily	17.6%	3.0%	0.0%	0.0%
Mobile Home	6.1%	3.7%	0.0%	0.0%

Interior/Not Readily Visible Housing Conditions. In addition to exterior condition that is visible through a windshield survey, housing units also may need interior repairs as a result of the age of the unit, such as electrical, plumbing, or other improvements, that are not visible from the exterior of the unit. Older housing units were likely to be constructed with building materials that contained lead and/or asbestos, both presenting hazards to humans. The need for updated electrical and plumbing systems, as well as the potential for presence of lead-based paint and asbestos containing materials is a function of the housing units age. The U.S. Department of Housing and Urban Development (HUD) has developed a formula for determining the number of units that may contain lead, 90 percent of units built before 1940, 80 percent of units constructed from 1940 to 1959, and 62 percent of units built from 1960 to 1979 are assumed to contain lead, with a 10 percent margin of error. For the purposes of this Housing Element, the results from the HUD formula are assumed to also include housing units that may have asbestos-containing materials or need repairs, due to age, not visible from the exterior of the unit. Due to the extensive requirements and costs associated with removal of lead-based paint, all units presumed to contain lead (or need other interior improvements) as a result of applying HUD's formula are considered to have a moderate need for rehabilitation. Table HE-17 includes the results of the exterior housing condition survey, applied to all units in Arcata, and the estimate of need for interior improvements and removal of lead-based paint.

A total of 4,035 housing units require lead abatement or other interior improvements, see Table HE-17. Of these units, 2,243 units (59.2 percent) are renter-occupied and 1,418 (37.4 percent) are owner-occupied.

In conclusion, 63.1 percent of housing units in Arcata require rehabilitation and 0.3 percent require replacement.

TABLE HE-17 HOUSING CONDITIONS

EXTERIOR HOUSING CONDITIONS				
Condition	Surveyed Units		Projected to Total Units[1]	
	Number	Percent	Number	Percent
Sound	1,629	85.2%	6,183	85.2%
Minor	214	11.2%	812	11.2%
Moderate	60	3.1%	228	3.1%
Substantial	5	0.3%	19	0.3%
Dilapidated	5	0.3%	19	0.3%
Total	1,913	100.0%	7,261	100.0%

INTERIOR HOUSING CONDITIONS						
Year Unit Built	Housing Units			Housing Units by Occupancy		
	Number	Percent requiring Lead Abatement or other Interior Improvements	Total requiring Lead Abatement or other Interior Improvements	Renter	Owner	Vacant
Pre – 1940	786	90%	707	418	276	13
1940 – 1959	1,543	80%	1,234	626	575	33
1960 – 1979	2,980	62%	1,848	1,199	567	82
Total	5,309	-	3,789	2,243	1,418	128

COMBINED EXTERIOR AND INTERIOR HOUSING CONDITIONS[2]											
Sound		Minor		Moderate		Substantial		Dilapidated		Total	
#	%	#	%	#	%	#	%	#	%	#	%
2,660	36.6%	812	11.2%	3,751	51.7%	19	0.3%	19	0.3%	7,261	100.0

NEED FOR REHABILITATION/REPLACEMENT		
Units Needing Rehabilitation: Minor, Moderate, and Substantial	4,582	63.1%
Units Needing Replacement: Dilapidated	19	0.3%

Source: Pacific Municipal Consultants; 2000 Census; HUD CHAS Table 9

[1]Calculated using the proportions determined by the housing condition survey and projected over the total housing units in the City.

[2]Interior and exterior need for repair were considered to overlap in the Moderate, Substantial, and Dilapidated categories.

Housing Costs and Overpayment.

For Sale Housing Cost. The residential real estate market in the State has recently had an increase in prices resulting from low mortgage rates, decreasing home sales inventory, and steadily growing labor market. The median sales price for a home in Arcata was $289,500 in through June 2003 as reported by DataQuick. The 2000 Census reports that the median home value (value is the Census respondent's estimate of how much the property would sell for if it were for sale.) in the City was $149,000, a 63.4 percent increase over the 1990 Census figure.

TABLE HE-18 MEDIAN SALES PRICE FOR SINGLE-FAMILY HOMES

Year	Median Sales Price	Change	
		Dollars	Percent
2003*	$289,500	$140,500	94.3%
2000	$149,000	$58,000	63.4%
1990	$91,000		

Source: 1990, 2000 Census; DataQuick
*Note: * in June 2003*

Rental Housing Cost. According to the 2000 Census, the median gross rent for all rental units in the City of Arcata was $485 per month. In January 2003, Pacific Municipal Consultants did a rental survey in order to determine the median rent for housing units in Arcata. Table HE-19 illustrates the rental costs in Arcata by the number of bedrooms in January 2003. The majority of rental units in the City, for both apartment and houses, were two bedroom units. The median rent for a two bedroom apartment is $575 in 2003 and $425 for one bedroom units in the City. As would be expected, houses are more expensive to rent. For example, the median monthly rent for a two bedroom house is $650 and a three bedroom is $975.

TABLE HE-19 ARCATA RENTAL COSTS

Rent	1 Bedroom	2 Bedrooms	3 or more Bedrooms
Less than $200	71	32	12
$200 to $299	65	59	23
$300 to $499	672	258	160
$500 to $749	326	1,045	121
$750 to $999	68	240	262
$1,000 or more	25	49	268
Total	1,227	1,683	846

Source: 2000 Census

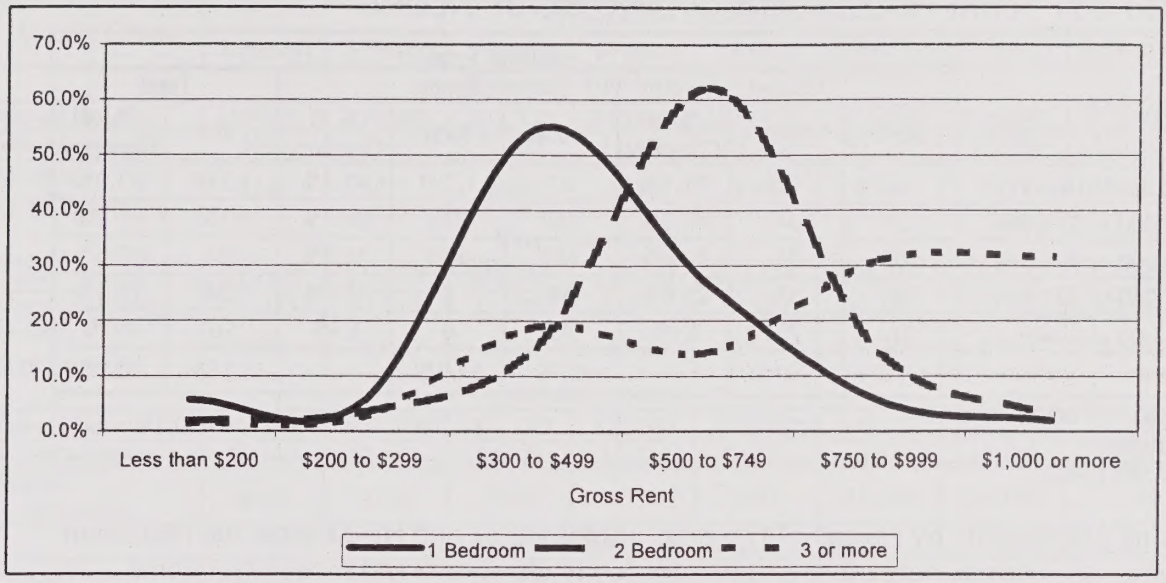
TABLE HE-20
MEDIAN RENTAL COSTS BY HOUSING TYPE - 2003

Bedroom Count	Apartment	House
1 Bedroom	$425	$500
2 Bedroom	$575	$650
3 Bedroom	N/A	$975
4 Bedroom	N/A	$1,275
Median	$525	$763
Overall Median	$598	

Source: Pacific Municipal Consultants, 2003

Figure HE-3 shows the percentage of households by bedroom size by gross rent according to the 2000 Census. One bedroom units had the largest percentage of their renters paying $300 to $499 for monthly rent, while the largest proportion of three bedroom renters paid $1000 or more per month.

FIGURE HE-3 GROSS RENT BY NUMBER OF BEDROOMS



Source: 2000 Census

Overpayment. Generally, overpayment compares the total housing cost for a household to the ability of that household to pay. Specifically, overpayment is defined as monthly housing costs in excess of 30 percent of a household's income. Housing cost is defined as the monthly owner costs (mortgages, deed of trust, contracts to purchase or similar debts on the property and taxes, insurance on the property, and utilities) or the gross rent (contract rent plus the estimated average monthly cost of utilities).

As shown in **Table HE-21**, 50.1 percent of the occupied housing units in Arcata are overpaying for housing. According to the 2000 Census, 17.7 percent of the owner households and 64.0 percent of the renter households in the City are overpaying for housing. **Table HE-21** summarizes data from the 2000 Census that indicates the percentage of rental households and owner occupied households overpaying for housing in 2000 by income range. Households earning less than $10,000 annually have the highest proportion of overpayment (93.9 percent).

TABLE HE-21 TOTAL HOUSEHOLDS OVERPAYING BY INCOME

Income	Housing Type							
	Owner			Renter			Total	
	30%	35%	% of Category	30%	35%	% of Category	#	% of Category
Less than $10,000	3	26	92.1%	23	1,291	94.3%	1,343	93.9%
$10,000 to $19,999	22	64	48.9%	168	933	85.7%	1,187	81.4%
$20,000 to $34,999	20	75	33.8%	186	170	46.0%	451	40.6%
$35,000 to $49,999	27	58	25.8%	38	5	11.7%	128	18.3%
$50,000 and over	16	25	5.9%	15	0	3.9%	56	4.0%
Percent	4.6%	13.0%		9.7%	54.3%		3,165	50.1%
Percent of Total Households	17.7%			64.0%			50.1%	

Source: 2000 Census

Housing Affordability by Household Income. Tables HE-22 and HE-23 show the maximum rents and sales prices, respectively, affordable to very low, low, and moderate income households. Affordability is based on a household spending 30 percent or less of their gross household income for housing and on the maximum household income levels established by the Department of Housing and Community Development as shown in Table HE-30.

As shown in Table HE-22, the maximum affordable rent for a very-low income three-person household is $441 monthly. Approximately 349 two-bedroom dwelling units in the City, 20.7 percent of all two-bedroom rental units, rent for less than $499. This indicates that only a small portion of rental units in the City are affordable to lower-income households. Additionally, the availability of these units must also be taken into account, as there is a very low vacancy rate in the City for rental units.

The median sales price for single-family homes in Arcata continues to rise. As of June 2003, the median sales price for single-family homes in the City was $289,500. It is estimated that an annual income of approximately $84,000 is needed to qualify for a home loan of $289,500 (at 6.0 percent interest and with a 5 percent downpayment). Approximately 739 households (10.5 percent) earned over $84,000 in 2000 in Arcata. Based on the HUD Area Median Income (AMI) for Humboldt County, the maximum affordable sales price for a four-person, extremely low income households is $46,200, for a very low income household is $77,400, for a low income household is $123,800, and for a moderate income household is $186,000. This would indicate that the average home is not affordable to four-person households in the extremely low, very low, low, or moderate-income ranges.

TABLE HE-22 AFFORDABLE HOUSING COSTS

Income Group	Household Income Levels							
	1-Person	2-Person	3-Person	4-Person	5-Person	6-Person	7-Person	8-Person
Extremely Low Income								
Annual Income	$9,616	$10,900	$12,250	$13,600	$14,700	$15,800	$16,900	$18,000
Monthly Income	$801	$908	$1,021	$1,133	$1,225	$1,317	$1,408	$1,500
Monthly Rent/Payment	$240	$273	$306	$340	$368	$395	$423	$450
Very Low Income								
Annual Income	$15,900	$18,150	$20,450	$22,700	$24,500	$26,350	$28,150	$29,950
Monthly Income	$1,325	$1,513	$1,704	$1,892	$2,042	$2,196	$2,346	$2,496
Monthly Rent/Payment	$398	$454	$511	$568	$613	$659	$704	$749
Lower Income								
Annual Income	$25,400	$29,050	$32,700	$36,300	$39,250	$42,150	$45,050	$47,950
Monthly Income	$2,117	$2,421	$2,725	$3,025	$3,271	$3,513	$3,754	$3,996
Monthly Rent/Payment	$635	$726	$818	$908	$981	$1,054	$1,126	$1,199
Moderate								
Annual Income	$38,150	$43,600	$49,050	$54,500	$58,850	$63,200	$67,600	$71,950
Monthly Income	$3,179	$3,633	$4,088	$4,542	$4,904	$5,267	$5,633	$5,996
Monthly Rent/Payment	$954	$1,090	$1,226	$1,363	$1,471	$1,580	$1,690	$1,799

Source: 2003 Income Limits, Department of Housing and Community Development, April 2003
Note: Affordable housing costs assume that 30% of gross household income is applied toward rent or house payment.

TABLE HE-23 AFFORDABLE OWNER OCCUPIED HOUSING COSTS

Income Group	Household Sales Price							
	1-Person	2-Person	3-Person	4-Person	5-Person	6-Person	7-Person	8-Person
Extremely Low								
Maximum Sales Price	$32,700	$37,100	$41,700	$46,200	$50,100	$53,800	$57,500	$61,400
Annual Income	$9,616	$10,900	$12,250	$13,600	$14,700	$15,800	$16,900	$18,000
Very Low								
Maximum Sales Price	$54,200	$61,700	$69,700	$77,400	$83,500	$89,700	$96,000	$120,000
Annual Income	$15,900	$18,150	$20,450	$22,700	$24,500	$26,350	$28,150	$29,950
Lower								
Maximum Sales Price	$86,600	$99,100	$111,500	$123,800	$134,000	$143,700	$153,200	$163,500
Annual Income	$25,400	$29,050	$32,700	$36,300	$39,250	$42,150	$45,050	$47,950
Moderate								
Maximum Sales Price	$130,000	$148,600	$167,400	$186,000	$200,800	$215,700	$230,600	$245,500
Annual Income	$38,150	$43,600	$49,050	$54,500	$85,850	$63,200	$67,600	$71,950

Source: 2003 Income Limits, Department of Housing and Community Development, April 2003; http://nt.mortgage101.com
Note: Affordable housing sales prices are based on the following assumed variables: 10% down payment, 30 year fixed rate mortgage at 7.0% annual interest rate. Assignment of 30% of gross household income to housing costs - to cover principal, interest, property taxes, homeowner's insurance and private mortgage insurance.

Housing Vacancy. Vacancy trends in housing are analyzed using a "vacancy rate" which establishes the relationship between housing supply and demand. For example, if the demand for housing is greater than the supply, then the vacancy rate is probably low and the price of housing will most likely increase. According to "Raising the Roof, California Housing Development Projections and Constraints, 1997-2020", the desirable vacancy rate

in a community is considered to be 5 percent. Generally, when the vacancy rate drops below 5 percent, the demand for housing exceeds the supply of housing. Subsequently, prospective buyers and renters may experience an increase in housing costs.

According to the 2000 Census, the vacancy rate for Arcata was 3.0 percent. Specifically, vacancy rates were 1.0 percent for owner housing units and 2.0 percent for rental housing units. The owner vacancy rates for Arcata are very low, while the renter vacancy rates are slightly higher. However, both are much lower than the optimal vacancy rate of 5 percent. Humboldt County had an 8.4 percent vacancy rate for all housing units, however almost half (41.7 percent) of the vacant units are for seasonal, recreational or occasional use. It should be noted that the low vacancy rate in the City of Arcata has contributed to situations of overcrowding and/or overpayment. Table HE-24 shows the vacancy rates by type of housing in Arcata and Humboldt County.

TABLE HE-24 HOUSING UNIT VACANCY STATUS

Type	Arcata		Humboldt County	
	Number	Percent	Number	Percent
Vacant Housing Units	195	2.7%	4,674	8.4%
For rent	77	1.1%	1,179	2.1%
For sale only	28	0.4%	544	1.0%
Rented or sold, not occupied	40	0.6%	334	0.6%
For seasonal, recreational, or occasional use	41	0.6%	1,950	3.5%
For migrant workers	0	0.0%	25	0.0%
Other vacant	9	0.1%	642	1.1%
Vacancy Rate	City		County	
Owner	1.0%		1.7%	
Rental	2.0%		5.7%	
Total	3.0%		8.4%	

Source: 2000 Census

EMPLOYMENT CHARACTERISTICS

The work force in the City of Arcata encompasses professional, technical, light manufacturing, production, transportation, and service occupations. The major employers in Arcata and in the vicinity of the City represent a wide range of employment sectors and generally employ between 20 to over 200 employees.

Employment by Industry. In the 2000 Census, the educational, health, and social services sector employed the largest proportion of persons, with 2,680 persons or 31.9 percent. The arts, entertainment, recreation, accommodation, and food services sector had the largest percentage increase in employment since the 1990 Census with an increase of 803.2 percent (1,253 persons). Similarly, public administration employment grew by 79.1 percent, or 193 persons. Transportation and warehousing, and utilities decreased by 41.7 percent, or 134 persons, and manufacturing decreased by 30.3 percent, or 240 persons. Retail and wholesale trade also experienced significant decreases of 39.8 and 25.2 percent, respectively. The trend in industry implies a departure from manufacturing and its associated trades and suggests a growth in the public administration, education and tourism industries in the City of Arcata.

TABLE HE-25 EMPLOYMENT BY INDUSTRY - CITY OF ARCATA

Industry	1990		2000		Change	Percent Change
	Number	Percent	Number	Percent		
Agriculture, Forestry, Fishing, Hunting, and Mining	247	3.6%	275	3.3%	28	11.3%
Construction	234	3.4%	248	2.9%	14	6.0%
Manufacturing	793	11.5%	553	6.6%	-240	-30.3%
Transportation and Warehousing, and Utilities:	321	4.7%	187	2.2%	-134	-41.7%
Wholesale Trade	266	3.9%	199	2.4%	-67	-25.2%
Retail Trade	1,648	24.0%	992	11.8%	-656	-39.8%
Information	n/a	n/a	267	3.2%	n/a	n/a
Finance, Insurance, and Real Estate	244	3.5%	310	3.7%	66	27.0%
Professional, Scientific, Management, Administrative, and Waste Management Services:	471	6.8%	554	6.6%	83	17.6%
Educational, Health and Social Services:	1,704	24.8%	2,680	31.9%	976	57.3%
Arts, Entertainment, Recreation, Accommodation and Food Services:	156	2.3%	1,409	16.8%	1,253	803.2%
Public Administration	244	3.5%	437	5.2%	193	79.1%
Other Services	553	8.0%	298	3.5%	-255	-46.1%
Total	6,881	100.0%	8,409	100.0%	1,528	22.2%

Source: 1990, 2000 Census

Employment by Occupation. Since the 1990 Census, the management and professional occupations increased by 49.7 percent (1,065 persons) and represents the largest occupational increase in the City. Service occupations had the second largest increase, 467 persons, a 34.3 percent increase. Construction, extraction and maintenance had a decrease of 25.0 percent in the 1990 to 2000 time period.

TABLE HE-26 EMPLOYMENT BY OCCUPATION - CITY OF ARCATA

Industry	1990		2000		Change	Percent Change
	Number	Percent	Number	Percent		
Management and Professional	2,144	31.2%	3,209	38.2%	1,065	49.7%
Sales and Office	1,814	26.4%	1,956	23.3%	142	7.8%
Service	1,361	19.8%	1,828	21.7%	467	34.3%
Farming, Fishing, and Forestry	204	3.0%	204	2.4%	0	0.0%
Construction, Extraction, and Maintenance.	521	7.6%	391	4.6%	-130	-25.0%
Production and Transport	837	12.2%	821	9.8%	-16	-1.9%
Total	6,881	100.0%	8,409	100.0%	1,528	22.2%

Source: 1990, 2000 Census

Table HE-27 illustrates the entry level and mean hourly wage for different occupations in the North Coast Region (Del Norte, Humboldt, Lake, and Mendocino Counties) as established by the California Employment Development Department (EDD). Statistics for individual cities are not available for hourly wages. Table HE-27 also depicts the monthly housing allocation of each annual wage. For example, the average entry level hourly wage for a person working in the management field is $14.23, which computes into a $29,598 annual wage (40 hours per week, 52 weeks per year). This would allocate up to $740 per month for housing and still not be considered in a housing overpayment situation. This table covers all types of occupation categories for the greater North Coast Region. The 2003 median monthly rent for a one-bedroom apartment is $525 and a house is $763. A household would have to earn approximately $21,000 to $33,000 annually for these rents to be considered affordable. In other words, a person would have to earn over $810.10 per hour with a 40 hour work week, 52 weeks a year to afford this rent. In 2000, approximately 48.3 percent of the households in the City earned less than $21,000 annually.

TABLE HE- 27 OCCUPATIONAL WAGE 2002 - NORTH COAST REGION

Occupation	Entry Level Hourly			Average Hourly		
	Wage	Annual Income	Housing Allocation*	Wage	Annual Income	Housing Allocation*
Management	$14.23	$29,598	$740	$27.58	$57,356	$1,434
Business Finance Operations	$13.62	$28,330	$654	$23.50	$48,880	$1,222
Computer and mathematical	$11.23	$23,358	$539	$19.65	$40,872	$1,022
Architecture and Engineering	$15.16	$31,533	$728	$24.29	$50,523	$1,263
Life, Physical and Social Science	$12.37	$25,730	$594	$21.32	$44,346	$1,109
Community and Social Services	$8.72	$18,138	$419	$16.07	$33,426	$836
Legal	$11.76	$24,461	$564	$21.98	$45,718	$1,143
Education, Training and Library	$10.12	$21,050	$486	$19.43	$40,414	$1,010
Arts, Design, Entertainment, Sports and Media	$8.36	$17,389	$401	$14.77	$30,722	$768
Healthcare Practitioners, and Technical	$13.93	$28,974	$669	$26.78	$55,702	$1,393
Healthcare Support	$8.01	$16,661	$384	$11.02	$22,922	$573
Protective services	$10.00	$20,800	$480	$19.72	$41,018	$1,025
Food Preparation and Serving	$6.75	$14,040	$324	$7.87	$16,370	$409
Building, Ground and Maintenance	$7.06	$14,685	$339	$10.63	$22,110	$553
Personal Care and Service	$7.04	$14,643	$338	$9.69	$20,155	$504
Sales and Related	$6.83	$14,206	$328	$11.06	$23,005	$575
Office and Administration	$8.32	$17,306	$399	$12.73	$26,478	$662
Farming, Fishing, Forestry	$7.13	$14,830	$342	$12.79	$26,603	$665
Construction and Extraction	$11.56	$24,045	$555	$19.03	$39,582	$990
Installation, Maintenance. And Repair	$10.48	$21,798	$503	$16.93	$35,214	$880
Production	$7.84	$16,307	$376	$13.14	$27,331	$683
Transportation and Material Moving	$7.82	$16,266	$375	$12.89	$26,811	$670

Source: California Employment Development Department (EDD)
Note: *Assumes 30% of annual income is allocated to housing costs.

According to EDD, the City of Arcata had 8,210 employed persons in 2002 and an unemployment rate of 7.2 percent, the highest it has been since 1998. In 1997, the unemployment rate was 8.0 percent and declined during the 1997 through 2001 period. Humboldt County unemployment in 2002 was 6.5 percent.

TABLE HE-28 ANNUAL AVERAGE EMPLOYMENT

Year	Employed	Unemployed	Unemploy. Rate
1997	7,630	660	8.0%
1998	7,670	660	8.0%
1999	7,630	580	7.1%
2000	7,620	570	7.0%
2001	7,520	540	6.7%
2002	8,210	590	7.2%

Source: Employment Development Department

Household Income. According to the 2000 Census, the median household income for the City of Arcata was $22,315, which is lower than the median household income for Humboldt County, $31,226. The median income for Arcata was 28.5 percent, or $8,911, lower than that of Humboldt County. From 1990 to

2000, the median income of Humboldt County increase by $7,640 (32.4 percent), while the median income for the City of Arcata increased by just $3,764 (20.3 percent).

Arcata households earning less than $25,000 annually decreased from 63.0 percent of all households to 52.8 percent during the 1990 to 2000 time period. Households earning over $45,000 annually have substantially increased during the same time period. In 1990, 12.9 percent of the households in the City earned $50,000 or more annually. By the 2000 Census, this proportion had increased to 24.3 percent.

The 2000 Census defines poverty level by using a set of money income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level. In Arcata, 4,947 persons were considered to earn less than the 1999 poverty level, approximately 30.6 percent of the Arcata population.

TABLE HE-29 HOUSEHOLD INCOME - CITY OF ARCATA

Annual Income	1990		2000		Change	Percent Change
	Number	Percent	Number	Percent		
Less than $10,000	1,691	27.6%	1,657	23.6%	-34	-2.0%
$10,000 - $14,999	937	15.3%	924	13.2%	-13	-1.4%
$15,000 - $19,999	580	9.5%	731	10.4%	151	26.0%
$20,000 - $24,999	651	10.6%	395	5.6%	-256	-39.3%
$25,000 - $29,999	409	6.7%	449	6.4%	40	9.8%
$30,000 - $34,999	388	6.3%	448	6.4%	60	15.5%
$35,000 - $39,999	384	6.3%	362	5.2%	-22	-5.7%
$40,000 - $44,999	262	4.3%	232	3.3%	-30	-11.5%
$45,000 - $49,999	172	2.8%	240	3.4%	68	39.5%
$50,000 - $59,999	300	4.9%	409	5.8%	109	36.3%
$60,000 - $74,999	158	2.6%	311	4.4%	153	96.8%
$75,000 - $99,999	93	1.5%	529	7.5%	436	468.8%
$100,000 - $124,999	48	0.8%	146	2.1%	98	204.2%
$125,000 - $149,999	20	0.3%	77	1.1%	57	285.0%
$150,000 or more	24	0.4%	114	1.6%	90	375.0%
Median Income	$18,551		$22,315		$3,764	20.3%
Humboldt County Median Income	$23,586		$31,226		$7,640	32.4%

Source: 1990, 2000 Census

The California Department of Housing and Community Development (HCD) publishes household income data annually for areas in California. Table HE-30 shows the maximum annual income level for each income group adjusted for household size for Humboldt County. The maximum annual income data is then utilized to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance.

TABLE HE-30 MAXIMUM HOUSEHOLD INCOME LEVEL BY HOUSEHOLD SIZE - 2003

Household Size	Maximum Income Level				
	Median	Extremely Low	Very Low	Lower	Moderate
1-Person	$31,800	$9,616	$15,900	$25,400	$38,150
2-Person	$36,300	$10,900	$18,150	$29,050	$43,600
3-Person	$40,850	$12,250	$20,450	$32,700	$49,050
4-Person	$45,400	$13,600	$22,700	$36,300	$54,500
5-Person	$49,050	$14,700	$24,500	$39,250	$58,850
6-Person	$52,650	$15,800	$26,350	$42,150	$63,200
7-Person	$56,300	$16,900	$28,150	$45,050	$67,600
8-Person	$59,950	$18,000	$29,950	$47,950	$71,950

Source: Department of Housing and Community Development, April 2003

Jobs/Housing Balance. The jobs-housing balance is a meaningful way to gain a sense of how many people will commute to work, to or from where they will commute, and how far they will have to commute. An unbalanced jobs-housing ratio implies employees will be spending more time on roadways that may be better spent with their families or at work.

Further examination of the jobs/housing balance would identify what future type industries are needed in a city, future trends of employment, the future wage indicators, needed future housing to match the projected incomes of new jobs, etc. and be a study in of itself, beyond the scope of a housing element.

The jobs/housing balance is the ratio of jobs in a city compared the number of housing units in that city. If the jobs/housing ratio is greater than one, then the city is likely to import workers. If the ratio is less than one, then the city is likely to export workers. However, a better indicator of the jobs/housing balance may be the number of persons who work within their city of residence compared to the number of housing units. A perfect jobs/housing ratio would be the number of employed households working within a city equal to the number of housing units in that city. However, there is no perfect scenario for a city and what works in one area may not work in another. The City of Arcata has a jobs/housing ratio of 1.16:1, meaning that there are 1.16 employed persons for each housing unit. This would indicate a fairly equal jobs/housing balance and the City would be importing a minimal amount of workers.

A more accurate indication of a jobs/housing balance may be the ratio of persons working in their place of residence compared to the number of housing units. According to the 2000 Census, there were 8,409 employed persons and 7,272 housing units in the City. Approximately 54.0 percent of the employed persons residing in Arcata worked in the City. Comparing the number of persons working in their place of residence and the number of housing units establishes the "worked in place of residence/housing ratio" as 0.6:1 in 2000. This implies a lack of employment opportunities in the City, as many residents have to commute to outside the City for employment. Table HE-31 indicates that 46.0 percent of the City's residents worked outside the City and more than a quarter (25.7 percent) traveled more than 20 minutes to their place of work.

TABLE HE-31 JOBS/HOUSING BALANCE INDICATORS

Category	Number	Percent	
Housing Units	7,272	100.0%	
Employed Persons	8,409	100.0%	
Place of Work			
Worked in place of residence	4,369	54.0%	
Worked outside place of residence	3,722	46.0%	
Travel Time to Work	Persons	Percent	
Less than 5 minutes	496	6.1%	69.6%
5 to 9 minutes	1,992	24.6%	
10 to 14 minutes	1,722	21.3%	
15 to 19 minutes	1,421	17.6%	
20 to 24 minutes	1,020	12.6%	25.7%
25 to 29 minutes	194	2.4%	
30 to 34 minutes	409	5.1%	
35 to 39 minutes	84	1.0%	
40 to 44 minutes	122	1.5%	
45 to 59 minutes	107	1.3%	
60 to 89 minutes	41	0.5%	
90 or more minutes	104	1.3%	
Worked at home	379	4.7%	4.7%
Worked in City/Housing Units	0.60:1		
Jobs/Housing Ratio	1.16:1		

Source: 2000 Census

SPECIAL HOUSING NEEDS

Household groups with special needs include seniors, mentally and physically disabled persons, large family households, female-headed households, agricultural workers, and homeless persons. Households with special housing needs often have greater difficulty in finding decent and affordable housing. As a result, these households may experience a higher prevalence of overpaying, overcrowding, and other housing problems.

Senior Households. Seniors are considered to be persons age 65 or older in this Housing Element. However, it must be noted that some funding programs have lower age limits for persons to be eligible for their senior housing projects. Seniors have special housing needs primarily resulting from physical disabilities and limitations, fixed or limited income, and health care costs. Additionally, senior households also have other needs to preserve their independence including supportive services to maintain their health and safety, in-home support services to perform activities of daily living, conservators to assist with personal care and financial affairs, public administration assistance to manage and resolve estate issues and networks of care to provide a wide variety of services and daily assistance. In 1990, 1,438 persons in Arcata were 65 years and older. In 2000, the City had 1,444 persons 65 years old or older as shown in Table HE-32, which accounts for 15.9 percent of the total population in the City. Based on DOF population projections and the rate that the City's population is anticipated to age, the City's senior population will increase by 3.4 percent (50 persons) by 2005 and another 6.6 percent (99 persons) by 2010. This calculates into an annual increase of 0.7 percent in the senior population from 2000 to 2010, substantially more than the previous ten-year period with a 0.4 percent annual increase.

TABLE HE-32 SENIOR POPULATION TRENDS

Year	Population	Change	% Change
1990	1,438		
2000	1,444	6	0.4%
2005	1,494	50	3.4%
2010	1,543	99	6.6%

Source: 1990 - 2000 Census, and DOF Projections
Note: *2005 and 2010 senior population has been calculated by determining the proportional representation of seniors in the 2000 Census general population and applying this proportion to the general population 2005 and 2010 projections.

The majority of the senior population in the 2000 Census in the City is female, representing 58.6 percent of the senior population. Seniors over 80 years of age, who may require more care because of their age, represent 30.0 percent of the total senior persons in the City. Of these, 62.9 percent were female and 37.1 percent male.

TABLE HE-33 SENIOR POPULATION BY AGE

Age of Seniors	Male			Female		
	Number	Percent	% of Total	Number	Percent	% of Total
65 to 69 years	156	26.1%	10.8%	168	19.9%	11.6%
70 to 74 years	139	23.2%	9.6%	199	23.5%	13.8%
75 to 79 years	144	24.1%	10.0%	209	24.7%	14.5%
80 to 84 years	98	16.4%	6.8%	143	16.9%	9.9%
85 years and over	61	10.2%	4.2%	127	15.0%	8.8%
Total	598	100.0%	41.4%	846	100.0%	58.6%

Source: 2000 Census

In 2000, 1,009 householders in Arcata were seniors, representing 16.6 percent of the households in the City. Of the senior households, approximately 82.5 percent are owner occupied and 17.5 percent are renter occupied as shown in **Table HE-34.**

TABLE HE-34 SENIOR HOUSEHOLDERS BY TENURE

Age	Number	Percent	Percent of Total
Renter Occupied			
65 to 74 years	83	46.9%	8.2%
75 to 84 years	66	37.3%	6.5%
85 years and over	28	15.8%	2.8%
Total	177	100.0%	17.5%
Owner Occupied Households			
65 to 74 years	360	43.3%	35.7%
75 to 84 years	363	43.6%	36.0%
85 years and over	109	13.1%	10.8%
Total	832	100.0%	82.5%
Total Households			
65 to 74 years	443	43.9%	
75 to 84 years	429	42.5%	
85 years and over	137	13.6%	
Total	1,009	100.0%	

Source: 2000 Census

In 2000, the median income for households where the householder is between the ages of 65 and 74 and over 75 was $35,500 and $25,428 respectively, as shown in **Table HE-35.** Approximately 25 percent of the 65 to 74 age group and 37 percent of the 75 and over age group earned less than $15,000 in 2000.

TABLE HE-35 SENIOR HOUSEHOLDER BY INCOME

Income	Age 65 to 74		Age 75 and over		Total	
	Number	Percent	Number	Percent	Number	Percent
Less than $10,000	60	13.0%	78	14.4%	138	13.8%
$10,000 to $14,999	58	12.6%	125	23.0%	183	18.2%
$15,000 to $19,999	42	9.1%	35	6.4%	77	7.7%
$20,000 to $24,999	2	0.4%	27	5.0%	29	2.9%
$25,000 to $29,999	26	5.7%	53	9.8%	79	7.9%
$30,000 to $34,999	36	7.8%	43	7.9%	79	7.9%
$35,000 to $39,999	55	12.0%	9	1.7%	64	6.4%
$40,000 to $44,999	14	3.0%	54	9.9%	68	6.8%
$45,000 to $49,999	19	4.1%	3	0.6%	22	2.2%
$50,000 to $59,999	26	5.7%	51	9.4%	77	7.7%
$60,000 to $74,999	12	2.6%	24	4.4%	36	3.6%
$75,000 to $99,999	88	19.1%	24	4.4%	112	11.2%
$100,000 to $124,999	20	4.3%	15	2.8%	35	3.5%
$125,000 to $149,999	2	0.4%	2	0.4%	4	0.4%
$150,000 or more	0	0.0%	0	0.0%	0	0.0%
Median Income	$35,500		$25,428			

Source: 2000 Census

Senior Housing. Two senior residential care facilities, two adult day care facilities serving seniors, and one apartment complex, Bayview Courtyards, for low-income seniors are located in the City. See Table HE-36.

TABLE HE-36 SERVICES FOR THE ELDERLY AND/OR DISABLED

Facility Name	Address	Capacity	Service	Current Status*
Agape Gardens	1226 Beith Court	13 persons	Senior Residential Care (age 60 and over)	Full; no openings
Arcata Hollybush House	1765 Zehndner Avenue	6 persons	Senior Residential Care (age 60 and over)	Full; waiting List
The Carole Sund Center	1264 Giuntoli Lane, Suite C	30 persons	Adult Day Care (age 18 and over)	Yes; taking new clients
HCAR-Horizon Resources	5050 Valley East Boulevard	45 persons	Adult Day Care (age 18 and over)	Yes; taking new clients
Anfinson Family Home	3645 Heindon Road	6 persons	Adult Residential Facility (age 18 to 59)	Yes; 1 opening
Brenda's Guest Home	1977 Leslie Court	4 persons	Adult Residential Facility (age 18 to 59	Full; no openings
Judy's Guest Home #1	1191 Austin Way	6 persons	Adult Residential Facility (age 18 to 59)	Yes; taking new clients
Sterling House	631 13th Street	12 persons	Adult Residential Facility (age 18 to 59)	Yes; 1 opening
Tanner House	890 D Street	6 persons	Adult Residential Facility (age 18 to 59)	Yes; taking new clients
Cunha's Small Family Home	2232 Wisteria Way	6 persons	Small Family Home (age less than 18)	Full; no openings

Source: State of California Community Care Licensing Division, April 2003; Pacific Municipal Consultants 2003
Note: *Status as of September 2003.

By 2010, it is projected that Arcata will have approximately 99 additional seniors living in the City. According to the Census 2000, the City had an average of 1.48 persons per senior household. Therefore, it can be calculated that the City will need approximately 54 additional housing units to accommodate seniors by the year 2008 and 67 housing units by 2010. This calculates into approximately 3.4 housing units per year or 3.9 percent of the Regional Housing Needs Allocation (RHNA) units. The median rent for a one bedroom apartment in the City is estimated at $425 or an annual income of $17,000. Assuming that the income levels will remain relatively similar in the coming years to those of the 2000 Census, approximately 12 of the additional senior households will earn less than $17,000 and may be in need of some form of rental assistance.

Disabled Persons. According to the California Government Code, a "disability" includes, but is not limited to, any physical or mental disability as defined in Section 12926. A "mental disability" involves having any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limits a major life activity. A "physical disability" involves having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems including neurological, immunological, musculoskeletal, special sense organs, respiratory, speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic and lymphatic, skin, and endocrine. In addition, a mental or physical disability limits a major life activity by making the achievement of major life activities difficult including physical, mental, and social activities and working.

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a persons' mobility, or make caring for oneself difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation. The disabled person with a mobility limitation requires housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (i.e., lowered countertops, grab bars, adjustable shower heads, etc.) and special sensory devices including smoke alarms and flashing lights.

Persons with Multiple Chemical Sensitivity Syndrome (MCS) require housing that is environmentally sensitive. MCS sufferers report being hypersensitive to a wide variety of substances. Housing built to serve persons with MCS must be specially designed to consider the affects of the building materials on individual chemical sensitivity levels.

The 2000 Census defined six types of disabilities including sensory, physical, self-care, mental, go-outside-home, and employment. A disability is defined as a mental, physical, or health condition that lasts over six months and persons may have more than one disability. According to the 2000 Census, there were 4,913 disabilities in Arcata. However, this is not to say that there were 4,913 disabled persons in Arcata, only 4,913 disabilities. Further, 1,191 persons had a physical disability in Arcata (7.4 percent of the population over 15 years of age). According to 2000 Census information, approximately 948 persons, ages 16 to 64, in Arcata have an employment disability, 7.2 percent of the City population in that age group. Approximately 1,076 persons, representing 6.7 percent of the population age five and over, had a mental disability. Females make up the majority of disabled persons in the City representing 53.0 percent of the disabled population.

In 2000, there were 1,920 persons (12.0 percent of the total population ages five and over) with a disability living in the City. Of these, almost half (49.8 percent, 957 persons) were under the poverty line. There were 4,947 persons in the City who earned an income less than the poverty level in 1999. Almost 20 percent (19.3 percent) were disabled. Of the 953 persons with a disability between the ages of 21 and 64, 80.7 percent earned an annual wage below the poverty level.

Although there is a large population in Arcata with some type of disability, the total number of persons that may require a specialized living situation is not known. Work disability may give some indication of the number of persons whom may need special care or at least subsidized housing.

The majority of persons with a work disability identified in the 1990 Census were over 65 years of age. Approximately, 59.2 percent of the 691 persons with a work disability were

seniors (409 persons). Of these, 90.2 percent (369 persons) were prevented from work because of their disability. The 2000 Census does not characterize employment disability for the 65 years and over age group. It does list employment disabilities for the age group 16 to 64. According to the Census, there were 948 persons in Arcata with an employment disability. Of these, 55.7 percent were unemployed (528 persons).

TABLE HE-37 DISABILITY STATUS

Disability	Number	Percent of Disabilities by Age	Percent of Total Population (Age Five and Over)
Noninstitutionalized Persons with Disabilities by Age			
Total disabilities	4,913	100.0%	30.7%
Total disabilities tallied for people 5 to 15 years	208	100.0%	1.3%
Sensory disability	34	16.3%	0.2%
Physical disability	38	18.3%	0.2%
Mental disability	124	59.6%	0.8%
Self-care disability	12	5.8%	0.1%
Total disabilities tallied for people 16 to 64 years	3,318	100.0%	20.7%
Sensory disability	294	8.9%	1.8%
Physical disability	690	20.8%	4.3%
Mental disability	768	23.1%	4.8%
Self-care disability	174	5.2%	1.1%
Go-outside-home disability	444	13.4%	2.8%
Employment disability	948	28.6%	5.9%
Total disabilities tallied for people 65 years and over	1,387	100.0%	8.7%
Sensory disability	196	14.1%	1.2%
Physical disability	471	34.0%	2.9%
Mental disability	184	13.3%	1.2%
Self-care disability	205	14.8%	1.3%
Go-outside-home disability	331	23.9%	2.1%
Total Sensory disability	524	10.7%	3.3%
Total Physical disability	1,191	24.2%	7.4%
Total Mental disability	1,076	21.9%	6.7%
Total Self-care disability	391	8.0%	2.4%
Total Go-outside-home disability	775	15.8%	4.8%
Total Employment disability	948	19.3%	5.9%
Persons with Disabilities by Poverty Level			
Age 5 to 15	110	100.0%	0.2%
Below poverty level	26	23.6%	0.5%
At or above poverty level	84	76.4%	1.2%
Age 16 to 20	192	100.0%	0.7%
Below poverty level	111	57.8%	0.5%
At or above poverty level	81	42.2%	6.0%
Age 21 to 64	953	100.0%	4.8%
Below poverty level	769	80.7%	1.2%
At or above poverty level	184	19.3%	4.2%
Age 65 and over	665	100.0%	0.3%
Below poverty level	51	7.7%	3.8%
At or above poverty level	614	92.3%	12.0%
Total persons with disabilities	**1,920**	**100.0%**	0.2%
Below poverty level	957	49.8%	6.0%
At or above poverty level	963	50.2%	6.0%

Source: 2000 Census

According to the 2000 Census, 69 persons in the City reside in "nursing homes". Of these, 61 persons are 65 years old or older. Nursing homes are defined as skilled-nursing facilities, intermediate-care facilities, long-term care rooms in wards or buildings on the grounds of hospitals, or long-term care rooms/nursing wings in congregate housing facilities. Also included are nursing, convalescent, and rest homes.

The City of Arcata incorporates the Federal Fair Housing Act and the California Fair Employment and Housing Act of 1964 as a part of its building requirements. These two statues address the fair housing practices adhered to by the City, which included practices against housing discrimination towards persons with disabilities. In compliance with SB 520, a complete evaluation of the City's zoning laws, practices and policies was done as a part of the Housing Element update process. No constraints to housing development for persons with disabilities were found at that time. However, Measure HE-35 has been incorporated into the Housing Element in case future constraints were identified. This measure calls for the removal of any future identified constraints.

In order to accommodate persons with disabilities, residential care facilities of six or less adults or children are allowed in the City's residential zones by right. In addition, residential care facilities with more than six adults or children are permitted in all land use zones in the City with a conditional use permit. Further, mobile homes as an accessory dwelling for persons in need of care and supervision are allowed in all zoning designations (except on parcels that contain Landmark Historic Structures) with a conditional use permit. No special design or permitting standards have been established for residential care facilities other than the required conditional use permits. The use permits do not have any special provisions required for the development of a residential care facility. The conditions for the use permit do not include requirements that apply specifically for a residential care facility; conditions do not regulate the user and generally deal with the size and intensity of the use, health, safety, and general welfare concerns, and consistency with the General Plan. A public hearing must be held before the Zoning Administrator or Planning Commission, depending on the zoning district. The City requires no minimum distance between residential care facilities. The conditions of the use permit do not result in additional costs to the residential care facility. The City does not have any occupancy standards that apply specifically to unrelated adults.

The City has adopted no universal design codes. However, Measure HE-35 was designed to assist in the development of housing with universal design codes of disabled persons in mind.

Parking standards for housing for disabled persons are the same as all residential development. No specific program has been designed for the reduction of parking standards, however Measure HE-35 requires the City to cooperate with housing developers in the production of housing for disabled persons. Through this cooperation a reduction of parking standards may be one incentive to promote housing development for disabled persons.

The City has established a Handicapped Access Appeals Board to provide persons with disabilities an opportunity to request exceptions to the City's standards and specifications. The Board consists of five members of which one is an expert on handicap access. In cases

of practical difficulty, unnecessary hardship, or extreme differences, exceptions to the City's standards and specifications for development may be requested through an appeal to the Handicapped Access Appeals Board. Last used in 1998, the Board is used as a means to appeal the decision of the Building Inspector on handicap access matters. At the applicant's request, the Appeals Board will review the Building Inspectors decision and has the power to overturn the decision. There is no fee associated with the Handicapped Access Appeals Board.

The City makes every effort to accommodate reasonable requests for accommodation. The City also offers ADA retrofits through its Housing Rehabilitation Program. The City Hall, which includes the Community Development Department/Building Department, is ADA compliant and the City makes every effort to accommodate persons with disabilities.

Two residential care facilities are located in the City, which provide assistance to persons 60 years of age and older and persons with disabilities. In addition, there are two adult day care facilities (facilities that provide programs for frail elderly and developmentally disabled and/or mentally disabled adults in a day care setting), five adult residential facilities (facilities that provide 24-hour non-medical care for adults who are physically handicapped, developmentally disabled, and/or mentally disabled, ages 18 through 59), and one small family home (provide 24-hour-a-day care for six or fewer children who are mentally disabled, developmentally disabled, or physically handicapped, and who require special care and supervision) that offer services to persons with disabilities. Currently (September 2003), there are available beds in the residential care facilities for persons between the ages of 18 and 64. See Table HE-36. This may indicate that the demand for this type of facility is low in Arcata, however the cost of these facilities must be considered, as many lower income persons may not be able to afford this service and therefore, the local vacancies may not be a true indicator of the need for residential facilities of this type in the City.

In conclusion, by the year 2008 it is projected that Arcata will have approximately 133 additional persons with a disability[4]. Therefore, it can be calculated that between 2000 and 2008, the City will have approximately 133 additional households with a disabled person, assuming only one disabled person per household.

Single Parent and Female Headed Households. Single parent households are households with children under the age of 18 at home and include both male and female-headed households. These households generally have a higher ratio between their income and their living expenses (that is, living expenses take up a larger share of income than is generally the case in two-parent households). Therefore, finding affordable, decent, and safe housing is often more difficult for single parent and female headed households. Additionally, single parent and female-headed households have special needs involving access to daycare or childcare, health care, and other supportive services.

According to Census 2000 data, 9.2 percent (648 households) of all households, in the City of Arcata are headed by single parents with children under the age of 18. Approximately 498 households or 76.9 percent of all single-parent households are female-headed

[4] Calculated from HCAOG population projections for 2008 of 17,094, ages 5 and over, and calculated from Census 2000 data showing 12.0 percent of the population has a disability.

households. Additionally, there are 160 single-parent households in the City that are headed by a male with no female present and having related children under the age of 18 present in the home, see **Table HE-12.**

Based on HCAOG's projections, there will be 693 single-parent households in the City by 2008 requiring housing. This will necessitate approximately 45 additional housing units through 2008, representing 7.0 percent of the Regional Housing Needs Allocation (RHNA) units.

Large Family Households. Large family households are defined as households of five or more persons who are related. Large family households are considered a special needs group because there is limited supply of adequately sized housing to accommodate their needs. The more persons in a household, the more rooms are needed to accommodate that household. Specifically, a five-person household would require three or four bedrooms, a six-person household would require four-bedrooms, and a seven-person household would require four to six bedrooms. The average family size is 2.81 persons, 30.1 percent larger than the average household size of 2.16 persons. Data from the 2000 Census indicates that 365 households in Arcata have five or more persons (5.1 percent), while there were 2,740 occupied housing units in the City of three or more bedrooms. There were 164 large owner households compared with 1,849 owner-occupied housing units of three or more bedrooms. There were 201 large renter households and 891 rental housing units of three or more bedrooms. There are an adequate number of ownership housing units with sufficient bedrooms to accommodate the large households in the City of Arcata. However, currently there is not enough large renter housing units (those with five or more bedrooms) to accommodate the families of seven or more persons. Efforts have been made in the City to provide housing for larger households, such as the Courtyard in Arcata project which will have eight 4-bedroom 2-bath units for low income households.

TABLE HE-38 LARGE FAMILY HOUSEHOLDS AND HOUSING UNITS

Household Size	Number	% Of Total	Number of Bedrooms	Number of Units	% of Total
Owner Units					
5-Person	106	64.6%	3-Bedrooms	1,389	75.1%
6-Person	24	14.6%	4-Bedrooms	363	19.6%
7-Person or more	34	20.7%	5-Bedrooms or more	97	5.2%
Total	**164**	**100.0%**	Total	**1,849**	**100.0%**
Renter Units					
5-Person	128	63.7%	3-Bedrooms	604	67.8%
6-Person	33	16.4%	4-Bedrooms	254	28.5%
7-Person or more	40	19.9%	5-Bedrooms or more	33	3.7%
Total	**201**	**100.0%**	Total	**891**	**100.0%**

Source: 2000 Census

By the year 2008, it is projected that Arcata will have approximately 7,542 total households in the City. Of these households, approximately 389 will be considered large family households, should current trends continue. However, since 38.8 percent of the total housing units in the City contain at least three bedrooms, there does not appear to be a housing shortage for large households in Arcata.

Agricultural Workers. Many of the City's residents who are agricultural workers work outside the City limits. For example, Sun Valley Floral Farms employs approximately 390 persons from June through December and about 450 to 460 during the peak season from January through May. Most of the employees live in Arcata or Eureka; however, many come from other communities further away such as Fortuna and McKinleyville. Currently, the City does not have any housing units set aside specifically for farmworkers nor does the Comprehensive Land Use Code (Code) specifically define this type of development. However, housing of this type is allowed in all multifamily zones in the City. Implementation Measure HE-8 was incorporated into the Housing Element to update the Code to include a classification for farmworker housing.

Agricultural workers earn their primary income through permanent or seasonal agricultural labor. According to the Employment Development Department (EDD), there were 900 persons in Humboldt County total farm employment (500 in farm production and 400 in farm services in 1995. By 2000, this number had risen to 1,100 persons, with 700 employed in farm production and 400 in farm services. In 1997 it was identified that 279 farms in Humboldt County employed 1,345 workers; of these farms, only twelve farms employed 10 or more workers. Many of the farms do not employ workers year-round, with 715 of the 1,345 workers employed by a single farm for less than 150 days per year. However, it is possible that workers may work at more than one farm throughout the year. This conclusion is substantiated by monthly EDD data that shows for the year 2000, the maximum monthly farm employment was 1,200 persons, while the minimum monthly farm employment was 900 persons which only occurred one month out of the year.

Agricultural employment in Humboldt County is not primarily seasonal crop employment, as is the case in other areas of California. Rather, the top ranking crop in Humboldt County is timber, which accounted for $130.6 million in crop value County-wide in 2002, representing more than half of the total crop value of $235.2 million as reported by the California Farm Bureau Federation. While the next highest crop were nursery crops, with a value of $35.3 million, the third through fifth ranking crops included dairy, cattle and calves, and pasture and range.

The majority of farmworkers living in Arcata are not migrant or seasonal farmworkers and do not have any known special housing needs. This conclusion is consistent with the information provided in the Housing Element for Humboldt County, adopted in 2003, which indicates that a large percentage of farmworkers in the County live in unincorporated areas and that none are seasonal farmworkers. 2000 Census data indicates that of the employed persons in the City of Arcata (8,409 persons), 2.4 percent, or 204 persons, were employed in agriculture, forestry, or fishing. The Census does not distinguish between the various categories. According to the 1990 Census, 3.0 percent, or 204 persons, of all employed persons in Arcata (6,881) worked in the farming, forestry, and fishing occupation. The number of persons did not change between the Census years. However, the proportion of persons in Arcata in the farming, forestry and fishing occupations decreased between 1990 and 2000.

If this trend were to continue, it is believed that the persons employed in the agricultural business would decrease in the coming years. Therefore, no additional housing would be needed for agricultural workers in Arcata.

Homeless Persons. Homeless individuals and families have perhaps the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due to both the diversity and complexity of the factors that lead to homelessness, and to community opposition to the siting of facilities that serve homeless clients. California State Law requires that Housing Elements estimate the need for emergency shelter for homeless people.

There are a variety of resources in the City of Arcata, which provide services for homeless persons. Arcata Endeavor/Arcata Service Center operates a permanent day-use facility that provides services to the homeless community. The Center is owned by the City and operated by under a long term lease by Arcata Endeavor. The facility provides limited housing referrals, showers, laundry facilities, mail services, a drop-in day room, job assistance, case management, and other general services. The facility is located centrally in Arcata and caters to both the permanent and traveling homeless populations. According to the staff at Arcata Endeavor, the homeless population dramatically increases during the summer months as traveling youth are attracted to Arcata for its generally tolerant policies and amiable climate. The staff at Arcata Endeavor also stated that there is a significant shortage of housing and service facilities for homeless persons and that many camp in City parks and adjacent woods, including the City Forest. Services providers indicate that there is no official count of homeless persons in the City, but estimate that there may be 85 to 170 homeless persons. In the summer months when the number of homeless is the greatest, service providers suggest that there may be as many as 200 or more homeless persons using their services. Arcata Endeavor served 894 homeless persons between January and December 2002. While Arcata House served 75 persons during the same period. Arcata House, which operates three 6-bed facilities in the City states the average stay at their facilities is four and a half months. This service has a 77 percent success rate at finding housing for their homeless persons, with half of them finding housing on their own and the other half through subsidized agencies. Humboldt All-Faith Partnership's Arcata Night Shelter facilities are located on Boyd Road just outside of City's limits. This facility serves primarily Arcata homeless residents and provided almost 3,000 nights of shelter and 6,000 meals to homeless persons during the 2002-2003 time period.

Emergency and transitional shelters housing six persons or less are permitted by right in all residential zones and also in the General Commercial (G-C) and Central Business District Commercial (CBD) zones. Emergency shelters and transitional shelters housing seven or more occupants are permitted by right in the Residential Medium-High Density (R-MH) and Residential High Density (R-H) zones and are also permitted in the Agricultural-Exclusive (A-E), Residential Agriculture (R-A), Forest /Hillside (F-H), Rural Residential (R-R), Residential Low Density (R-L), Residential Medium Density (R-M), G-C, CBD, and Public Facility (PF) zones subject to a Conditional Use Permit (CUP). The CUP process is required of uses that are considered to have a distinct impact on the surrounding area and may create special problems for adjacent properties unless they are given special attention. The Planning Commission has the authority to designate special conditions of use for the

proposals requiring CUPs. No specific conditions are identified in the Zoning Ordinance for emergency or transitional shelters. Special conditions placed on existing emergency shelters that may not be required of other types of development, include food distribution services, counseling practices, laundry, showers and rest room facility requirements. None of these conditions are considered to constrain emergency or transitional shelter development.

While the City allows emergency and transitional housing in a number of districts, it does not have specific emergency shelter and transitional housing language identifying zoning for the inclusion of these shelters. Implementation Measure HE-36 of this Housing Element was designed to incorporate specific language pertaining to emergency and transitional shelters into the new Comprehensive Land Use Code and to identify sites for the development of shelters.

TABLE HE-39 SERVICES FOR HOMELESS PERSONS

Facility Name	Address	Capacity	Service
Arcata Endeavor/Arcata Service Center	501 9th Street	Day facility with meals	Multi-Assistance, Showers, Laundry Facilities, Lockers, Food Pantry, Mail, Drop-In Day Room, Computer Training, Job Assistance
Arcata House	Various addresses, 735 12th Street	Operates three 6-bed facilities	Multi-Assistance, Transitional Housing, Job Assistance,
Churches	Various addresses	Varies	Lodging and meals
Humboldt All-Faith Partnership/Arcata Night Shelter	3475 Boyd Road	20 overnight guests/ 3,000 shelter nights in 2002	Emergency Night Shelter, Transitional Shelter, Morning and Evening Meals, Support Services

Source: City of Arcata; Pacific Municipal Consultants 2003.

HUMBOLDT STATE UNIVERSITY

Humboldt State University is located within the City of Arcata and greatly influences the local economy and population. Since 1990, enrollment at the University has not significantly changed, though it has varied slightly from year to year. Currently the 2003 fall enrollment of 7,725 students is the largest enrollment since the 1996/1997 fall enrollment. The median student enrollment since the 1989/1990 school year is 7,407 persons. Approximately 1,369 beds are available at the University, according to a November 2003 estimate by HSU.

According to the 2000 Census, there were 6,028 undergraduate and graduate students living in Arcata. The university had approximately 1,361 students living on campus in 2000. This would indicate that there were 4,635 college students living in the City of Arcata in 2000. However, these are not necessarily all Humboldt State students and may attend other colleges in the area. The 2000 Census also denotes that 73.1 percent of household ages 15 to 24 are paying more than 35 percent of the income towards housing. These factors would suggest that a significant number of students are in housing overpayment situations for at least the fall and spring school year period and would support the need for more affordable housing.

TABLE HE-40 ENROLLMENT HISTORY AT HUMBOLDT STATE UNIVERSITY

Year	*Summer*	Fall	Spring	Average
1989-90	**Summer Session*	7,301	7,405	7,353
1990-91	*Excluded from Median*	7,654	7,647	7,651
1991-92	*Values*	7,823	7,732	7,778
1992-93		7,850	7,391	7,621
1993-94		7,122	6,651	6,887
1994-95		7,049	7,011	7,030
1995-96		7,427	7,321	7,374
1996-97		7,686	7,403	7,545
1997-98		7,492	7,347	7,420
1998-99		7,475	7,342	7,409
1999-00		7,545	7,334	7,440
2000-01	1,294	7,433	7,192	7,313
2001-02	1,541	7,382	7,172	7,277
2002-03	1,478	7,611	7,494	7,553
Median	**1,438**	**7,489**	**7,345**	**7,417**

Source: http://www.humboldt.edu/~anstud/, December 9, 2003

TABLE HE-41 FALL HEADCOUNTS BY STUDENT ENROLLMENT BY YEAR

Student Type	Fall 1997	Fall 1998	Fall 1999	Fall 2000	Fall 2001	Fall 2002
First Time Freshmen	726	741	759	778	729	848
Transfer	894	849	944	804	823	887
Masters	172	141	144	159	166	179
2nd Bachelors	31	37	37	45	42	75
Credential	156	206	194	161	124	123
Unclassified GR	17	25	26	25	44	25
Cont. Undergrad	4,825	4,730	4,606	4,570	4,548	4,480
Cont. Grad	367	441	444	478	480	538
Returning Undergrad	93	101	117	105	110	103
Transitory	211	204	274	308	316	253
Total	7,492	7,475	7,545	7,433	7,382	7,611

Source: http://www.humboldt.edu/~anstud/, January 13, 2003

Of the 7,611 students enrolled at Humboldt State University in fall 2002, just 18.0 percent, or 1,368 students live on campus. There were 848 first time freshmen in the 2002 fall enrollment, many of which would need housing. Students are housed on campus in 4 complexes. These consisted of two apartment type structures, 1 residence hall, and the commons a complex of smaller residence halls. The current occupancy rate is 99.5%. The remaining students likely live in Arcata, Eureka, or in unincorporated areas of Humboldt County. According to Humboldt State University Housing and Dining Services, there are 3,376 Humboldt Sate University students living in the City in January 2003.

TABLE HE-42 STUDENT PROFILE OF UNDERGRADUATES AT HUMBOLDT STATE

Criteria	Undergraduates
Percent from out of state (exclude international/nonresidential aliens)	4.1%
Percent who live in college-owned, -operated, or -affiliated housing	18.3%
Percent who live off campus or commute	81.7%
Average age of full-time students	23 years

Source: http://www.humboldt.edu/~anstud/, January 13, 2003

According to the Humboldt State University Analytic Studies website, 24.9 percent of the university students originally came from Humboldt County, 13.5 percent from northern California and 15.3 percent from the San Francisco Bay area.

TABLE HE-43 GEOGRAPHIC ORIGIN OF CURRENT STUDENTS

Area	Undergraduate	Graduate	Totals	Percentage
California Regions:				
Humboldt County	1,389	509	1,898	24.9%
Northern CA	969	56	1,025	13.5%
Bay Area	1,084	79	1,163	15.3%
Central CA	799	60	859	11.3%
Los Angeles	964	46	1,010	13.3%
San Diego	344	16	360	4.7%
Other State	974	264	1,238	16.3%
Foreign	42	15	57	0.7%
Unknown	1	0	1	0.0%

Source: http://www.humboldt.edu/~anstud/, January 13, 2003

The University is in the process of completing its Campus Master Plan, which could institute policy that may increase the student enrollment up to 12,500 students with an annual growth rate from one to two percent. Using a growth rate of 1.0 percent per year results in an enrollment of 8,119 students by 2008, whereas a growth rate of 2.0 percent would result in 8,529 students by 2008, resulting in an increase of 394 to 804 students over the 2003 fall enrollment of 7,725 students. However, since the Master Plan has not been completed these numbers are speculative in nature and, furthermore, an increase in the enrollment cap may not equate to a realized increase in actual enrollment.

Once the Master Plan is completed by 2003/2004, the University plans to do a housing feasibility study to determine what amount of on-campus and off-campus housing is needed to house undergraduate students, graduate students, faculty, and staff. Currently, the University does not have any plans for new housing and is awaiting the results of the two plans before deciding upon any additional housing.

3.8. HOUSING RESOURCES AND INCENTIVES

Affordable Housing Projects in Arcata. The City of Arcata has a total of 443 dwelling units restricted to lower-income households. The number of housing units for each development is provided in **Table HE-44**. In addition, the Arcata First-time Homebuyers Program and Housing Rehabilitation Program require housing units that received funding to have affordability restrictions for certain time periods. The First Time Homebuyers Program has affordability time period for 30 years, while the Rehabilitation Program time period is typically for five to fifteen years. Currently the First Time Homebuyers Program has affordability restrictions for 45 housing units until at least the year 2024. The Housing Rehabilitation Program has assisted 52 households with rehabilitation loans since 1993. Currently there are 26 housing units with affordability restrictions as a result of the Housing Rehabilitation Program. In addition, the City owns three lots in the Plum Village subdivision and ten lots in the Janes Creek Meadows subdivision which are set aside for affordable housing development.

Funding for Section 8 affordable housing originates from the federal Department of Housing and Urban Development (HUD) and Humboldt County Housing Authority is responsible for administering the project-based Section 8 properties. Two affordable projects in the City, River Community Homes and Humboldt Plaza, use Section 8 as a source of rental assistance in combination with other funding. See **Table HE-44** for project funding type. In addition to the project based Section 8 rental assistance, The Humboldt County Housing Authority also administers the Housing Choice Rental Assistance Voucher program. Persons using these vouchers are not restricted to the type or location of housing that they may chose to live in, so the vouchers can be used for housing units in multi-family complexes and single-family detached housing units. According to the Authority, the number of households using the Housing Choice Vouchers in Arcata is not known as the Authority does not keep records on this number.

Local Community Housing Development Organizations (CHDO) consist of Humboldt Bay Housing Development Corporation (HBHDC), Redwood Community Action Agency (RCAA). A CHDO is a private nonprofit organization with a 501 (c) federal tax exemption, the CHDO must include providing decent, affordable housing to low-income households as one of its purpose in its charter, articles of incorporation, or by-laws. It must serve a specific, delineated geographic area; either a neighborhood, several neighborhoods, or the entire community, but not the entire state. RCAA is a locally based, private non-profit organization that provides a wide range of services to low and moderate income residents of Humboldt County. HBHDC currently operates 81 local affordable housing units in Arcata and is in the process of establishing a community land trust.

TABLE HE-44 ASSISTED HOUSING

NAME	ADDRESS	TYPE	ASSISTED UNITS	TERM OF AFFORDABILITY
Assisted Ownership Developments				
Habitat for Humanity**	913 & 915 E Street	RDA/Habitat	2	2010
River Community Homes**	1061 Hallen Dr.	HFDA/S8	40	2014
Assisted Apartment Complexes				
Windsong	2121 Tina Ct.	HOME/RDA	9	2026
Bayview Courtyards	530 Union	HOME/RDA	30	2047
Courtyards at Arcata	1101 Guintoli Ln.	LIHTC/RDA	63*	2052
Windsong Phase II		RDA	22	2052
Juniper Apts.	4854 Valley East	HOME/RDA	9	2025
Meadowbrook	115 Samoa Blvd.	RDA/CHERD	14	2027
Brookside	117 Samoa Blvd.	RDA	12	2028
Arcata Gardens	2255 Alliance Rd.	HOME/RDA	36	2027
Humboldt Plaza	2575 Alliance Rd.	HUD 221 d3	135	2005
Total			372	

First Time Homebuyers Program		Rehabilitation Program	
TERM OF AFFORDABILITY	ASSISTED HOUSEHOLDS	TERM OF AFFORDABILITY	ASSISTED HOUSEHOLDS
2024	17	2006	5
2025	3	2007	8
2029	9	2010	1
2030	8	2011	3
2031	5	2012	2
2032	3	2013	1
		2014	2
		2015	2
		2016	2
Total	45	Total	26

Source: City of Arcata
Notes: *Project has received funding but has not been constructed.
HFDA/S8 – Housing Finance Development Agency/ Section 8, HOME – Home Investment Partnerships Program, LIHTC – Low Income Housing Tax Credits, RDA – Redevelopment Agency.
**Ownership projects and not at-risk, as defined under Section 66583(a)(8).

At-Risk Housing. The Housing Element Law in the California Government Code (Section 65583) requires all jurisdictions to include a study of all low-income housing units which may at some future time be lost to the affordable inventory by the expiration of affordability restrictions. There are three general cases that create the opportunity for the conversion of affordable units including:

1. Prepayment of HUD mortgages Section 221(d)(3), Section 202, and Section 236;
2. Opt-outs and expirations of project based Section 8 contracts; and
3. Other cases

A prepayment of HUD mortgages Section 221(d)(3) involves a privately held project with HUD providing either below market interest rate loans or market rate loans with subsidy to the tenants. In a Section 236 complex, HUD provides assistance to the owner to reduce the costs for tenants by paying most of the interest on a market rate mortgage. Additional rental subsidy may be provided to the tenant. In a Section 202, HUD provides a direct loan to non-profit organizations for project development and rent subsidy for low-income

tenants. All Section 202 handicapped units (Section 202 H.C.) are designed for physically handicapped, mentally disabled, and chronically mentally ill residents.

In a Section 8 contract for new construction or substantial rehabilitation, HUD provides a subsidy to the owner for the difference between tenant's ability to pay and the contract rent. The likelihood for opt-outs increase as the market rents exceed the contract rents.

Other cases that create the opportunity for the conversion of affordable housing includes the expiration of low income use periods of various financing sources, such as Low Income Housing Tax Credit (LIHTC), bond financing, density bonuses, CHFA and CDBG and HOME funds, and redevelopment funds.

One affordable housing complex in Arcata is at-risk of losing affordability restrictions during the Housing Element planning period. This project, Humboldt Plaza, a HUD Section 221 (d)(3), was identified in the previous Housing Element as being at-risk at that time. This project also uses Section 8 rental assistance. This project is owned by a local non-profit corporation, which intends to maintain the project's affordability.

While both the Habitat for Humanity and Riverside Community Homes projects have a term of affordability within the next ten years, these projects are ownership projects and not considered "at-risk" as defined under Section 65582(a)(8).

Cost Analysis. State Housing Element law requires that all Housing Elements include additional information regarding the conversion of existing, assisted housing developments to other non-low income uses (Statutes of 1989, Chapter 1452). This was the result of concern that many affordable housing developments throughout the country were going to have affordability restrictions lifted because their government financing was soon to expire or could be pre-paid. Without the sanctions imposed due to financing restrictions, affordability of the units could no longer be assured.

In order to provide a cost analysis of preserving "at-risk" units, costs must be determined for rehabilitation, new construction or tenant-based rental assistance.

1) Rehabilitation – The primary factors used to analyze the cost of preserving low-income housing include: acquisition, rehabilitation and financing. Actual acquisition costs depend on several variables such as condition, size, location, existing financing and availability of financing (governmental and market). The following are estimated per unit preservation costs for the City of Arcata.

TABLE HE-45 REHABILITATION COSTS

Fee/Cost Type	Cost per Unit
Acquisition	$78,000
Rehabilitation	$25,000
Financing/Other	$30,000
TOTAL COST PER UNIT	$133,000

Source: Pacific Municipal Consultants

2) New Construction/Replacement – New construction implies construction of a new property with the same number of units and similar amenities as the one removed from the affordable housing stock. Costs estimates were prepared by using local information and data. The construction of new housing can vary greatly depending on factors such as location, density, unit sizes, construction materials and on-site and off-site improvements. According to Arcata Redevelopment Agency, in general costs for construction of multi-family units are between $110 and $130 per square foot. Costs have risen over the past few years and continue to rise. This has been primarily the result of massive increases in the cost of liability insurance and increases in worker's compensation. The cost of liability insurance premiums had increased 400 percent in the past year. The following table describes new construction costs for a typical garden style apartment in the City of Arcata.

TABLE HE-46 NEW CONSTRUCTION/REPLACEMENT COSTS

Cost/Fee Type	Housing Type	
	Multifamily	Single Family
Land Acquisition	$27,000	$60,000
Construction*	$96,000	$132,000
Financing/ Other	$37,000	$58,000
TOTAL PER UNIT COST	$160,000	$250,000

Source: Pacific Municipal Consultants

Note: *Based on an 800 square foot unit at $120 per sq. ft.

The rehabilitation of existing units instead of new construction is the most cost effective approach toward the preservation of "at-risk" units. It should be noted however, that "at-risk" units may also be preserved through tenant-based rental assistance.

3) Tenant-Based Rental Assistance – This type of preservation largely depends on the income of the family, the shelter costs of the apartment and the number of years the assistance is provided. If the typical family that requires rental assistance earns $17,360, then that family could afford approximately $441 per month for shelter costs. The difference between the $441 and the typical rent for a two bedroom apartment of $575 would result in necessary monthly assistance of $134 a month or $1,608 per year. For comparison purposes, typical affordable housing developments carry an affordability term of at least 20 years, which would bring the total cost to $32,160 per family.

For the seven year period of this housing element, a total of 135 units in the Humboldt Plaza project are considered "at-risk" units. The remainder of affordable units, in rental complexes, have rental restrictions from at least 2014 through 2052. The total cost of producing new and comparable units is estimated at $15,862,500, while rehabilitation is estimated at $5,494,500. Providing tenant-based rental assistance is estimated at $4,341,600 for a twenty year period.

The City of Arcata is concerned with the potential loss of affordable housing units and therefore has identified the following measures in an effort to save such "at-risk" units.

Preservation Resources. Efforts by the City to retain low-income housing must be able to draw upon two basic types of preservation resources: organizational and financial. Qualified, non-profit entities need to be made aware of the future possibilities of units becoming "at risk." Groups with whom the City has an on-going association are the logical entities for future participation, such as HBHDC, RCAA and Habitat for Humanity. A list of potential preservation resources for "at-risk" units is provided in the appendix.

Resources and Incentives for Affordable Housing. Efforts by the City to assist in the development, rehabilitation, and preservation of affordable housing would utilize organizational and financial types of resources. The following programs include local, state, and federal housing programs that are valuable resources in assisting in the development of affordable housing, preserving "at-risk" housing, and for housing rehabilitation.

- City of Arcata Density Bonus Ordinance: The City of Arcata has instituted a housing density bonus for lower, very-low income and senior households in accordance with Government Code Sections 65915 and 65917. The City provides density bonuses to qualified residential projects through the City's Density Bonus Ordinance. Cities are required to grant a density bonus of at least 25 percent above the base zoning density and one additional concession or incentive. The provisions of the Density Bonus apply to all new residential developments in the Forest/Hillside, Rural Residential, Low Density, Medium Density, Medium-High Density and High Density residential districts. In addition, a Special Density Bonus provision for disabled and senior persons is allowed in the above residential districts and in the Central Business District. However, the current Density Bonus Ordinance does not comply with current state density bonus law. For example, the City is required to provide at least a 25 percent density increase to housing developers that who agree to construct at least 20 percent of the units affordable to lower income households (50 percent to 80 percent of AMI), 10 percent of the units affordable to very-low income households (30 percent to 50 percent of AMI), or senior citizen housing. The City's Density Bonus Ordinance allows a density bonus of at least 25 percent, except in the R-H district where it is only 21 percent, to housing developers whom provide 20 percent of the units to moderate income households (80 percent to 120 percent of AMI) , 10 percent to low income households (50 to 80 percent of AMI), and at least 50 percent of the units reserved for seniors or disabled persons. Program HE-32 requires the revision of the City's Density Bonus Ordinance to comply with current density bonus law.

- Community Development Block Grant (CDBG): The Department of Housing and Urban Development awards Community Development Block Grant funds annually to entitlement jurisdictions and States for general housing and community development activities, including housing construction, housing rehabilitation,

public services, and economic development activities. The U.S. Department of Housing and Urban Development's (HUD) Small Cities Community Development Block Grant (CDBG) program provides funds for community development and housing activities and is administered by the State Department of Housing and Community Development (HCD). HUD also offers various other programs that can be utilized by the City, non-profit, and for-profit agencies for the preservation of low-income housing units such as Section 202 and Section 108 loan guarantees.

The annual appropriation for CDBG is split between states and local jurisdictions. The City of Arcata receives funds through the Small Cities program. The Small Cities program is competitive, meaning that the City of Arcata must submit an application for funding annually and compete with other jurisdictions in the State. Examples of eligible activities include the acquisition of housing or land, rehabilitation of housing, homebuyer assistance, and public facility and infrastructure improvements, among others For all activities that use CDBG funding at least 51 percent of the persons or households benefited must have annual incomes of less than 80 percent of the area median income. The rating factors used in the CDBG program consist of: benefit to Targeted Income Group (TIG) households the extent of poverty in the applicant jurisdiction, the seriousness of the problem to be addressed using CDBG funds, the applicant's efforts to assist in resolving the problem, the environmental, social or economic impacts of the proposal, and the applicant's performance with any prior CDBG grants from the State.

The City of Arcata has used CDBG funds for its housing rehabilitation program. In addition, the City has used CDBG funds to provide housing and assistance for persons who are homeless. The City acquired three transitional housing facilities and constructed a day-use facility for homeless individuals and families to use. CDBG funds have also been used to fund pre-development work for affordable housing projects. The City has also used CDBG funds to construct a senior day use center and has completed street, sewer, and water infrastructure in support of new and rehabilitated projects using CDBG.

The City can apply for up to $500,000 annually and may submit a 2-year application for up to $1,000,000. The City has received approximately $6,038,000 since 1990. The CDBG program has a planning and technical assistance component which provides up to $35,000 annually. The City has used these funds to complete a housing feasibility study, community land trust legal documents, and partially funded this Housing Element.

The City also maintains a CDBG program income fund which consists of income generated from housing rehabilitation and business loans. The City's CDBG Program Income Reuse Plan regulates the management and use of CDBG Program Income Funds.

- HOME Program: The Home Investment Partnerships Program (HOME) was created under the Cranston Gonzalez National Affordable Housing Act enacted in

November 1990 to improve and increase the supply of affordable housing. HOME funds are awarded annually as formula grants to States and participating jurisdictions. HCD administers HOME funds for jurisdictions, including the City of Arcata, that do not receive an annual entitlement of HOME funds. As with CDBG funds, the City of Arcata applies to HCD for these funds and the grants are awarded on a competitive basis. The program's flexibility allows HOME funds to be used for grants, direct loans, loan guarantees or other forms of credit enhancement, or rental assistance or security deposits.

HOME funds may be used for housing rehabilitation, new construction, and acquisition and rehabilitation, for both single-family and multi-family projects. The City has used the HOME funds that it has received to support its First-Time Homebuyer Program, which to date has assisted 49 lower-income households. HOME funds have also been used by the City to build 32 units of affordable senior housing and 64 affordable apartment units for lower-income single individuals and families. With the use of HOME funds, eight new affordable single-family homes are currently under construction. These will provide lower-income families in the community with an opportunity for homeownership. The City currently owns three single family vacant lots in the Plum Village subdivision which were purchased using HOME program income funds and are restricted for future affordable single family owner occupied homes under the community land trust program.

The City has received approximately $5,250,000 In HOME grants since 1993. The City maintains a HOME program income fund which consists of income generated from housing rehabilitation and first-time homebuyer loans.

- **Public Housing Authority (PHA):** The local PHA is Humboldt County Housing Authority, which manages housing rent-restricted public housing, and the Housing Choice Voucher (Section 8) program.

- **Community Reinvestment Act:** The Community Reinvestment Act (CRA), enacted by Congress in 1977 is intended to encourage depository institutions to help meet the credit needs of the communities in which they operate, including low and moderate income neighborhoods, consistent with safe and sound banking operations. The CRA requires that each insured depository institution's record in helping meet the credit needs of its entire community be evaluated periodically. That record is taken into account in considering an institution's application for deposit facilities, including mergers and acquisitions.

  The CRA has come to play an increasingly important role in improving access to credit in communities, both rural and urban. Under the impetus of the CRA, many banks and thrifts opened new branches, provided expanded services, and made substantial commitments to increase lending to all segments of society. By evaluating a financial institution's lending practices, any practices that are considered discriminating because of race, sex or income can be removed and improving access to loans for all persons in Arcata.

- Low Income Housing Tax Credit Program (LIHTC): In 1986, Congress created the federal low income housing tax credit to encourage private investment in the acquisition, rehab and construction of low-income rental housing. Because high housing costs in California make it difficult, even with federal credits, to produce affordable rental housing, the California Legislature created a state low income housing tax credit program to supplement the federal credit.

  The state credit is essentially identical to the federal credit. The Tax Credit Allocation Committee allocates. State credits are only available to projects receiving federal credits. Twenty percent of federal credits are reserved for rural areas, and ten percent for non-profit sponsors. To compete for the credit, rental housing developments have to reserve units at affordable rents to households at or below 46 percent of area median income. The assisted units must be reserved for the target population for 55 years.

  The federal tax credit provides a subsidy over ten years towards the cost of producing a unit. Developers sell these tax benefits to investors for their present market value to provide up-front capital to build the units.

  Credits can be used to fund the hard and soft costs (excluding land costs) of the acquisition, rehab or new construction of rental housing. Projects not receiving other federal subsidy receive a federal credit of nine percent per year for ten years and a state credit of 30 percent over four years (high cost areas and qualified census tracts get increased federal credits). Projects with a federal subsidy receive a four percent federal credit each year for ten years and a 13 percent state credit over four years.

  The City has assisted HBHDC and Pacific Communities to obtain LIHTC funds for the construction on 30 senior housing units at the Bayview Courtyards and 64 units at the Courtyards at Arcata projects.

- California Housing Finance Agency (CHFA): The California Housing Finance Agency (CHFA) offers permanent financing for acquisition and rehabilitation to for-profit, non-profit, and public agency developers seeking to preserve "at-risk" housing units. In addition, CHFA offers low interest predevelopment loans to non-profit sponsors through its acquisition/rehabilitation program.

- Federal Home Loan Bank System: The Federal Home Loan Bank System facilitates Affordable Housing Programs (AHP), which subsidize the interest rates for affordable housing. The San Francisco Federal Home Loan Bank District provides local service within California. Interest rate subsidies under the AHP can be used to finance the purchase, construction, and/or rehabilitation of rental housing. Very-low income households must occupy at least 20 percent of the units for the useful life of the housing or the mortgage term.

- **California Department of Housing and Community Development:** The California Department of Housing and Community Development (HCD) conducts the Urban Predevelopment Loan Program, which provides funds to pay the initial costs of preserving existing affordable housing developments for their existing tenants. Priority is given to applications with matching financing from local redevelopment agencies or federal programs.

  HCD also conducts the acquisition and rehabilitation component of the Multi-family Housing Program to acquire and rehabilitate existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be terminated. Assistance is provided through low interest construction and permanent loans. Eligible applicants include local government agencies, private non-profit organization, and for-profit organizations.

- **Emergency Housing Assistance Program (EHAP):** EHAP is administered by HCD and provides funds for emergency shelter, transitional housing and related services for the homeless and those at risk of losing their housing. The funds are distributed to all 58 counties based on a "need" formula derived from factors including population, unemployment and poverty.

- **Arcata Redevelopment Agency:** The Arcata Community Development Project Area was established in 1983, but was not adopted until 1995 due to legal proceedings. The Project Area is the only redevelopment project area in the City. One of the proposed redevelopment actions is the acquisition, construction, or rehabilitation of housing for low and moderate income families, seniors, and handicapped individuals. As required by State law, the Arcata Redevelopment Agency sets aside at least 20 percent of the gross tax increment revenues received from the Redevelopment Area into the Low and Moderate Income Housing Fund (LMIHF) for affordable housing activities. The 2003-2008 Implementation Plan lists proposed housing program and estimated expenditures, which includes a funding total set-aside of $1,658,332. This funding is to create and implement a 20% Set-Aside Program of Tax Increment Revenues to Provide for Very-low, Low- and Moderate-Income Housing Units. **Table HE-47** identifies the LMIHF anticipated revenues and expenditures for the period from 2003-2008.

TABLE HE-47 PROPOSED HOUSING PROGRAM AND ESTIMATED EXPENDITURES

PROGRAM	Estimated Expenditures by Year					
	2003/2004	2004/2005	2005/2006	2006/2007	2007/2008	2008/2009
First-time Homebuyers Program		$153,000			$307,012	
Housing Rehabilitation	$219,776	$61,000	$67,753	$41,666		
Development of new rental housing		$30,972	$135,504	$214,284		$317,945
Infrastructure in support of affordable housing			$67,753	$41,667		
Total	$219,776	$244,972	$271,010	$297,617	$307,012	$317,945

Source: 2003-2008 Implementation Plan, Arcata Community Development Project Area

TABLE HE-48 TOTAL VACANT RESIDENTIAL SITES CHARACTERISTICS

Total Acres	General Plan Designation (dwelling units/acre)	Infrastructure Availability	Number of Units*
153.2	RVL (2 du/ac)	Yes	151
22.1	RL (2 - 7.25 du/ac)	Yes	99
27.2**	RM (7.26 - 20 du/ac)	Yes	214
35.1	R-MH (15.01 - 32 du/ac)	Yes	472
3.3	RH (15.01 - 42 du/ac)	Yes	29
240.9	Total		965

Source: Arcata General Plan 2020

Note: * Estimated number of dwelling units based on the mid-point of each designation's density range, and considering specific site constraints.

** Includes the Eel River Sawmills Site

The Forest-Hillside and Rural Residential zones provide 153.2 acres that would accommodate 151 units. The Residential Low density (RL) designation has approximately 22.1vacant acres, which would add 99 dwellings to the City's housing stock. Infrastructure is available for all vacant residential acreage within the City.

Based on residential zoning designations, there is a total potential for 250 single-family dwelling units and 715 multifamily dwelling units based on current General Plan designations in the City. In addition to the residential zones, there is also capacity available for residential units in the commercial, industrial commercial, and public facility zones in the City.

Under Construction, Approved, Completed and Proposed Residential Projects. Table HE-50 identifies the residential development projects since 2000 in the City of Arcata as of January 2003. Completion of these projects will provide 332 new housing units in the City, of which 121 are affordable to very-low, low-income households. The total RHNA goal for the City is 643 units of which, 379 are for moderate and above-moderate income households and 264 are for very-low and low-income households. Based on the median housing price in the City, it has been assumed that market rate housing units will be aimed at the moderate and above-moderate household, however these homes may not be affordable to moderate income households based on current home price conditions. Currently 45.8 percent of the RHNA goal for lower income households and 55.7 percent of the moderate and above-moderate goal is being met by current projects in the City.

Ability of Sites to Meet RHNA. It is assumed that the R-MH and RH zones will provide the majority of development, in the form of multifamily housing, affordable to very low and low income households based on past production of affordable housing. Some single-family developments may also provide affordable single-family units, through first-time homebuyer assistance. Historically, single-family homes have been affordable to moderate income households and moderate income households are anticipated to be served through a mix of single family and multifamily households. Tables HE-49 (Available Sites) and HE-50 (Residential Projects Since 2000) show an adequate supply of land to provide housing opportunities for the City's very low, low, moderate, and above moderate income household needs. All available sites identified in Table HE-49 have been analyzed to determine whether constraints exist that would reduce the development potential of the site. Infrastructure is available to serve each site identified. As indicated in the "Notes"

column, five sites are located in forest/hillside areas, one site has wetlands, and several sites are adjacent to or have a portion of the site within the 100-year floodplain. The Wetland and Creek Protection Combining Zone (:WCP), as discussed under Governmental Constraints, establishes standards for sites with wetland and creek constraints. While these constraints may raise the cost to develop the site and require additional time to design and engineer development of the site, the constraints do not preclude development of the site. Furthermore, the "Units" column identifies the number of units that could potentially be located on the site with all constraints considered. As it is, the City has adequate sites, as shown in Tables HE-49 and HE-50 to accommodate its RHNA even if the sites with constraints were not included in the list of available sites.

TABLE HE-49 AVAILABLE SITES - RESIDENTIAL DEVELOPMENT PROJECTIONS[1]

Location (APN)	General Plan Designation	Zoning	Acres	Units[2]	Water and Sewer Available	Notes
Upper California	RVL	F/H	1.3	2	yes	
East end of 16th Street	RVL	F/H	8	16	yes	100 year floodplain; slopes
Woodland Heights Unit 2, upper Diamond	RVL	F/H	50	50	yes	
East of Bayside Rd., south of Fickle Hill Rd.	RVL	F/H	12	22	yes	100 year floodplain; slopes
East of Shirley Blvd., south of Fickle Hill Rd.	RVL	F/H	63.9	30	yes	Creek; slopes
Subtotal of F/H zone sites			*135.2*	*120*		
South of 10th, east of C St.	RVL	R-R	7.5	11	yes	
East of Old Arcata Rd., north of Hyland	RVL	R-R	10.5	20	yes	
Subtotal of R-R zone sites			*18*	*31*		
East of Alliance Rd., south of Spear Ave	RL	R-L	3.9	19	yes	In 100 year flood plain
North of 11th St., west of Q St.	RL	R-L	3.3	16	yes	
North of 11th St., west of Q St.	RL	R-L	2.9	14	yes	Borders 100 year flood plain
East of Janes Rd., south of Mustang Ave.	RM	R-L	12	50	yes	In 100 year flood plain
Subtotal of R-L zone sites			*22.1*	*99*		
South G St. – Marsh Commons & adj. parcel	RM	R-M	1.0	19	yes	Borders 100 year flood plain
East of Bayside Rd., north of Crescent Way	RM	R-M	11.2	65	yes	100 year floodplain; slopes
Subtotal of R-M zone sites			*12.2*	*84*		
South of Giuntoli, west of SR 299	RH	R-MH	11.8	282	yes	
Union & Samoa Blvd. – The Ponds	RH	R-MH	4	10	yes	Wetlands
East of Union, west of Bayside Rd.	RH	R-MH	6.5	80	yes	Wetlands; 100 year floodplain
South of Sunset, north of railroad tracks	RM	R-MH	9.6	60	yes	
West of Bayside Rd., north of Old Arcata Rd.	RH	R-MH	3.2	40	yes	Slopes
Subtotal of R-MH zone sites			*35.1*	*472*		
H & 12th Streets	RH	R-H	0.6	14	yes	Alquist-Priolo zone
C & 14th – Trinity Hospital	RL	R-H	1.4	10	yes	
27th & L K Wood Boulevard	RH	R-H	1.3	5	yes	Slopes
Subtotal of R-H zone sites			*3.3*	*29*		
Eel River Sawmills site[3]	RM	SOI	15	130	yes	Borders 100 year flood plain
Total			240.9	965		

Source: Arcata General Plan 2020 Draft Final EIR: City of Arcata

Note: [1]Residential projections do not include vacant sites with development proposals (see Table HE-50)

[2]Estimated number of dwelling units based on the mid-point of the designations density range, and known site constraints, including slopes, flooding potential, wet soils, creeks, wetlands, and earthquakes.

[3]The City has submitted an application to LAFCo for the annexation of the Eel River Sawmills site and expects to annex the site during this Housing Element period.

TABLE HE-50 RESIDENTIAL PROJECTS SINCE 2001

Name	Location	Acres	Total Units	Type	Funding Source[1]	Status
Windsong Phase II	2001 Vaissade Road	10.7	67	9 low/very low and 13 moderate	HOME, CDBG, RDA	UC
Friedrichsen/Krull TPM	1525 Buttermilk Lane	0.46	1	Market		UC
Sorensen	St. Louis Rd. & West End Rd.	20.9	67	8 Lower	RDA	UC
Stillman Building	839 Ninth	0.199	4	Market		UC
Plum Village	3277 West End Rd.	4.0	9	3 Lower	RDA, CDBG	A
Valley East Village	Valley East Blvd.	1.66	4	Market		A
Courtyards, Phase I	1101 Giuntoli Ln.	5.69	64	64 Lower	HOME, LIHTC	A
Muslin, TPM	1715 J St.	0.16	1	Market		A
Rowan, TPM	1192 I St.	0.112	3	Market		A
Blatt	494 H St.	0.16	1	Market		A
Lucchesi and Rupp Building	900 G St.	0.199	6	Market		A
Kirkpatrick	145 G ST. and 100 H St.	0.72	8	4 Lower, 4 Market	RDA	A
Lundberg	664 5th St.	0.13	2	Market		A
Arcata House	1005 11th St.	0.091	6	6 Very Low/ Transitional	RDA	C
Los Harbors	10th St. and Q St.	1.02	8	8 Lower	RDA	P
Crnich, TPM	118 12th St.	0.379	4	Market		P
Kosrovani, TPM	1690 Union St.	0.177	1	Market		P
Hunt	770 14TH St.	0.177	2	Market		P
Anderson	460Granite	0.344	9	Market		P
North Coast Env. Center	879 Ninth St.	0.179	4	Market		P
Cook and McDonald Building	889 Ninth St.	0.149	2	Market		P
Lucchesi	Alliance Rd. and 27th St.	2.13	19	Market		P
Haskins	Q St.	2.93	17	Market		P
Raymond	2228 Jay St.	0.253	1	Market		P
Sells	3028 Alliance Rd.	2.025	16	Market		P
Total		54.944	326	115 Affordable2 11 Market		139 UC 98 A 6 C 83 P

Source: City of Arcata

Note: UC - under construction, A - approved, C - Completed, P – Proposed

[1] Affordability (very low, low, and moderate income units) of each project was a requirement of the project's funding source and will be regulated as required for each funding source. See definitions in Table HE-44 for HOME, CDBG< RDA, and LIHTC.

3.10. HOUSING CONSTRAINTS

Various interrelated factors can constrain private and public sectors ability to provide adequate housing and meet the housing needs for all economic sectors of the community. These factors can be divided into two categories: governmental and non-governmental. Non-governmental constraints consist of land availability, the environment, vacancy rates, land cost, construction costs, and availability of financing. Governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permit and approval processing, and provision for a variety of housing.

NON-GOVERNMENTAL CONSTRAINTS

Location. Arcata is a community with a variety of natural constraints that affect the development of housing. A quick overview of the natural setting of Arcata reveals a city which is virtually surrounded by natural conditions that limit housing development, such as floodplains, wetlands, prime agricultural lands, prime timber lands with slopes greater than 15 percent, earthquake zones and areas of high and moderate liquefaction. Though many of these natural constraints do not prohibit the development of housing, they may increase the cost of this development and thereby increase the cost to perspective owners or renters of this housing.

Land Availability. The City is located on the northern California coast, in the west-central portion of Humboldt County. The City is situated on a coastal terrace, the lower portions of Fickle Ridge, and the eastern portions of the Arcata Bottom, between Arcata Bay and the Mad River.

The City of Arcata consists of approximately 4,635 acres of land area of which 1,464 acres are zoned for residential uses. Within the City's land area are areas that are not considered buildable because of environmental contamination (brownfields). This land will have to be cleaned up before any use, whether it be commercial industrial or residential, can be developed on it. Brownfield sites were not considered in Tables 49 and 50.

According to the land use survey, the City has approximately 278.3 acres of residential vacant land. This equates to approximately six percent of the total land area in the City.

Infrastructure. Natural gas and electricity is available throughout the City and is provided by Pacific Gas & Electric (PG&E).

Community water systems divert free-flowing and subsurface water sources for domestic use. A system of trunk lines and mains, above ground water tanks, and booster pumps deliver water to the City's residents, business, industry, and other facilities. Water service is available to all areas within the City's Urban Services Boundary and limited areas outside the Boundary. Not all of the City of Arcata is located within the Urban Services Boundary.

Stormwater and wastewater collection is provided by the City, as well as the treatment system for the wastewater. The Arcata Marsh and Wildlife Sanctuary (AMWS) facility treats municipal wastewater and reuses the water for wetlands, ponds, and related wildlife habitat. The AMWS employs natural systems to successfully treat and reuse wastewater through a system of five marshes in the 170-acre sanctuary, where natural organisms filter the water before it is released into Arcata Bay. The City's Drainage Master Plan is used to identify and quantify the existing stormwater and drainage system to determine the available capacity of the system. Sewer infrastructure is available throughout the City.

Land Cost. The cost of residential land creates a direct impact on the cost for a new home and is considered a non-governmental constraint. A higher cost of land raises the price of a new home. Therefore, developers sometimes seek to obtain City approvals for the largest number of lots allowable on a parcel of undeveloped land. This allows the developer to distribute the costs for infrastructure improvements (i.e., streets, sewer lines, water lines, etc.) over the maximum number of lots. According to local real estate agents, the cost of land varies greatly on the area of the City in which the land is located. A typical lot in Arcata with infrastructure and entitlements ranges from $60,000 to $300,000. Lot sizes ranged from 8,000 to 10,000 sq. ft. (min. $60,000) to 1 acre ($300,000). Few lots are available and only 9 lots have been listed for sale since January 2003.

Construction Costs. Construction costs can vary widely depending on the type of development. Multiple family residential housing generally costs less per unit to construct than single-family housing.

Labor and materials cost also have a direct impact on housing costs and makeup the main component of housing costs. Residential constructions costs vary greatly depending on the quality of materials used and the size of the home being constructed. Table HE-51 shows construction costs for California regions, excluding San Francisco and Los Angeles, from 1990 to 2000. Local construction cost are estimated at $85 to $95 per square foot for an average wood frame and $95 to $100 for a good quality wood frame. The prevailing wage requirements of SB975 have affected the construction costs by raising the cost of labor which, in turn, raises the construction costs by approximately 20 percent for affordable housing projects.

TABLE HE-51 HOUSING CONSTRUCTION COSTS

HOUSING TYPE	1990	1994	1996	1998	2000	2002
Average – Wood Frame	$47.66	$51.04	$55.17	$57.43	$62.17	$65.28
Good Quality – Wood Frame	$67.49	$73.23	$75.76	$78.87	$85.50	$89.63
Average – Masonry	$55.46	$57.15	$62.04	$64.58	$70.03	$73.43
Good Quality – Masonry	$71.16	$73.32	$79.33	$82.72	$89.70	$93.99

Source: Building Standards, 2002

If labor or material costs increased substantially, the cost of construction in Arcata could rise to a level that impacts the price of new construction and rehabilitation. Therefore, increased construction costs have the potential to constrain new housing construction and rehabilitation of existing housing.

Availability of Financing. The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordable priced housing in Arcata. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project infeasible that could have been successfully developed or marketed at lower interest rates. Over the past few years, the interest rate has been the very low well, dipping to between five and six percent over the last year. Persons who would be unable to purchase housing at a higher interest rate can now qualify for a home loan. However, housing prices in the City remain too high for persons of lower incomes, even with the low interest rate. The cost of housing in Arcata has risen drastically in the past few years, much of this due to the influx of Bay Area and other "equity refugees", whom can afford to pay a higher premium for housing. This, in turn, increases the demand for an already limited resource and drives up the price of housing in the area. The constraint on home ownership in Arcata is not the availability of financing, but the high cost of housing in Arcata, much of which is unaffordable to lower income households. Additionally, the HOME program has a maximum purchase price ($185,250 for a single family home) for the First-Time Homebuyers Program which limits opportunities for its use in Arcata with a median housing price of $289,500.

The median sale-price for housing in Arcata in June 2003 was $289,500. Table HE-52 illustrates the loan amount a household may qualify for based on their annual income at various interest rates. According to the table, households in the City must earn over $84,000 annually with a six percent interest rate to qualify for a $289,500 home loan. This assumes that the borrower has good credit and no other debts. According to the 2000 Census, only 9.5 percent (591households) of the households in the City earned more than $84,000 annually at that time. Approximately 6.6 percent of the households, where the householder is less than 65 years old, earn more than $84,000 annually in 2000.

TABLE HE-52 LOAN AMOUNT BY ANNUAL HOUSEHOLD INCOME

Annual Income	Interest Rate	6%	7%	8%	9%	10%
$30,000	House Price	$106,600	$97,800	$90,300	$83,400	$77,400
	Monthly Payment	$815	$810	$805	$801	$797
$40,000	House Price	$142,100	$130,500	$120,200	$111,200	$103,200
	Monthly Payment	$1,086	$1,079	$1,073	$1,069	$1,062
$50,000	House Price	$177,700	$163,200	$150,500	$139,100	$129,200
	Monthly Payment	$1,359	$1,350	$1,342	$1,335	$1,329
$60,000	House Price	$213,300	$195,800	$180,600	$167,000	$155,000
	Monthly Payment	$1,631	$1,620	$1,611	$1,603	$1,595
$70,000	House Price	$248,700	$228,500	$210,500	$194,700	$180,800
	Monthly Payment	$1,902	$1,890	$1,878	$1,860	$1,860
$80,000	House Price	$284,300	$261,200	$240,800	$222,700	$206,700
	Monthly Payment	$2,174	$2,161	$2,148	$2,137	$2,127

Source: http://www.mortgage101.com home affordability calculator

Note: Loans are considered to be 30 year fixed with a 5% downpayment, The ratio of housing cost to income is set to 28%, Hazard insurance is calculated based on yearly fee of 0.4% of the loan amount, Property tax is 1% of the purchase price per year, Mortgage insurance is calculated based on a yearly fee of 0.5% of the loan amount, Closing Costs are calculated based on 3% of the loan.

GOVERNMENTAL CONSTRAINTS

Land Use Controls. The Arcata General Plan establishes policies that guide new development including residential development. These polices along with zoning regulations control the amount and distribution of land allocated for different land uses in the City. The land use designations established by the General Plan that allow single-family and multiple family residential developments are identified in Table HE-53. A total of four residential land use designations provide for a range of residential densities ranging from very low residential densities (2 du/ acre) to high residential densities (32 du/acre).

TABLE HE-53
GENERAL PLAN RESIDENTIAL LAND USE DESIGNATIONS AND ALLOWABLE USES

Districts	Notes			
Residential Very Low Density (R-VL)	This designation allows the lowest density residential development in areas where physical constraints, protection of natural features, or preservation of semi-rural character are important considerations. The R-VL designation is applicable primarily for lands with steep slope and where the open space character of Arcata's hillsides and perimeter lands are preserved.			
Residential Low Density (R-L)	The low density residential primarily provides for single-family homes on individual lots. This designation is found throughout the community.			
Residential Median Density (R-M)	Medium density residential units types include duplexes, townhouses, co-housing, low density apartments, and modular housing located in mobile home parks.			
Residential High Density (R-H),	Residential high density uses are designated in central Arcata to allow increases in density above present levels.			
Allowable Uses	**R-VL**	**R-L**	**R-M**	**R-H**
Residential Uses				
Single family dwellings	x	x	x	
Mobile/manufactured homes	X	X	X	X
Mobile home park			X	
Duplex dwellings		X	X	X
Multi-family dwellings			X	X
Planned developments	X	X	X	X
Group residential		X	X	x
Secondary Uses				
Small residential care facilities	X	X	X	X
Accessory (2nd) dwelling unit	X	X	X	X
Bed and breakfast inns	X	X	X	
Home occupations	X	X	X	x

Source: City of Arcata General Plan: 2020

The Comprehensive Land Use Code (Code) designations further delineate the General Plan residential designations into seven zones. Additionally, the Planned Development Overlay Zone and the University Combining Zone are incorporated into the Code to enhance the opportunity for housing development. All of these designations are intended to regulate the development of housing into certain areas of the City and provide for a variety of housing densities.

TABLE HE-54 RESIDENTIAL ZONING DESIGNATIONS

Districts	Notes
Residential Agricultural (R-A)	Intended to be applied in areas suitable for very low-density residential use where agricultural activities would also be suitable.
Forest/Hillside (F/H)	Intended to be applied in those areas which are suitable for rural or non-intensive urban uses because of steep slopes and/or forest cover.
Rural Residential (R-R)	Intended to be applied in areas which are suitable for very low density uses but that generally require full urban services.
Residential Low Density (R-L), Coastal Residential Low Density (C-R-L)	Intended to be applied in areas of the City in which topography, access, utilities, and public services make residential living, at densities of 6 to 20 persons per net acre, both suitable and desirable.
Residential Median Density (R-M), Coastal Residential Median Density (C-R-M)	Intended to provide and encourage a suitable environment for urban living at moderate densities. The R-M and C-R-M districts are intended to be applied in areas suitable for one or two-family dwellings, low-density apartments, and mobilehome parks, to accommodate 20 to 42 persons per net acre.
Residential Median-High Density (R-MH), Coastal Residential Median-High Density (C-R-MH)	Intended to be applied in areas if the City where it is reasonable to permit and protect median-high density apartment development. The R-MH and C-R-MH districts allow development to accommodate 42 to 67 persons per net acre.
Residential high Density (R-H), Coastal Residential High Density (C-R-H)	Intended to be applied in areas of the City where it is reasonable to permit and protect high density apartment development. The R-H and C-R-H districts allow development t to accommodate 67 to 88 persons per acre.
Planned Development Overlay Zone (PD)	Intended to allow diversification in the relationships of various buildings, other structures, and open spaces in building groups; and the heights of structures while insuring substantial compliance to the base zone regulations.
University Combining Zone (U)	The residential areas in close proximity to Humboldt State University are unique by virtue of their location. They can be expected to provide housing primarily to students and workers at the University. The U zone is used in conjunction with R-M, C-R-M, R-MH, C-R-MH, R-H and C-R-H zones. This combining zone only affects the density/floor area ratio and off-street parking spaces in order to increase the density of the area in the base zones.
General Commercial (G-C)	Residential units above commercial development are allowed by right. Other residential units are allowed with a Conditional Use Permit.
Central Business District (CBD)	Residential units are allowed by right.
Industrial Commercial (I-C)	Residential units are allowed with a Conditional Use Permit.
Public Facilities (P-F)	Residential units are allowed with a Conditional Use Permit.
Source: City of Arcata Zoning Ordinance	

Residential Development Standards. The City of Arcata Code, which is currently undergoing a revision, is the primary guide for residential development. The zoning ordinance for the City is incorporated into the Code. The Code establishes standards and zoning that control the type, location, and density of residential development in Arcata. The zoning regulations serve to protect and promote the health, safety, and general welfare of the community residents and also implement the goals and policies of the general plan. The specific residential land use zones established in the Comprehensive Land Use Code and their respective maximum densities are shown in Table HE-55.

TABLE HE-55 RESIDENTIAL LAND USE ZONES AND DENSITIES

Zone	Minimum Area	Minimum Lot Width	Maximum Lot Depth	Maximum Density (units per acre)	Residential Types
Residential Agricultural (R-A)	2.5 gross acres	No minimum width	None	2 units per lot	Residential units**
Forest/Hillside (F/H)	20,000 sq. ft.	60 ft.	None	2 units per lot*	Residential units**
Rural Residential (R-R)	20,000 sq. ft.	50 ft.	Four times lot width	2 units per lot*	Residential units**
Residential Low Density (R-L), Coastal Residential Low Density (C-R-L)	6,000 sq. ft. average. No lots smaller than 4,000 sq. ft.	60 ft.	None	2 units per lot*, 3 units per lot are allowed subject of special conditions.	Residential units**, Duplexes on lots having a minimum of 8,000 sq. ft. Mobile Home Parks***
Residential Median Density (R-M), Coastal Residential Median Density (C-R-M)	6,000 sq. ft. average	30 ft.	None	20 units per net acre	Residential units**, Mobile Home Parks***
Residential Median-High Density (R-MH), Coastal Residential Median-High Density (C-R-MH)	6,000 sq. ft. average	30 ft.	None	32 units per net acre	Residential units**, Mobile Home Parks***
Residential high Density (R-H), Coastal Residential High Density (C-R-H)	4,000 sq. ft. average	30 ft.	None	42 units per acre	Residential units**, Mobile Home Parks***

Source: City of Arcata Zoning Ordinance.

Note: *Second dwelling units are allowed but must have less than one-half floor area of main residence. ** Residential Units are defined as in the Arcata Zoning Ordinance "One room, or a suite of two (2) or more rooms, designed for, intended for, or used by one household, which household lives, sleeps, and cooks, therein and which unit has one kitchen or kitchenette. A kitchen or kitchenette shall be marked by the presence of a stove, oven or kitchen cabinets and the wiring or plumbing for a stove or oven". *** Requires Planning Commission review.

In addition to zoning limitations, including minimum lot sizes, the City of Arcata further controls residential development through development standards. **Table HE-56 and 57** details the development standards that are applied to residential development in the City. Setbacks for front, rear and side yards are established in the City's Zoning Ordinance and are listed in the table, as well as height restrictions.

Open space requirements are required for all multifamily development in the City and are among the most important factors in determining the amount of development and the number of dwelling units that can be constructed. These open space requirements may be considered restrictive to development, however the requirements have been established to ensure a minimum amount of common and private open space is available for the exclusive use of the residents of the project in order to fulfill their needs for outdoor leisure and recreational opportunities.

The major factor in determining housing density under the City's current zoning system is the use of Floor Area Ratios (FAR) in residential zones. The FAR is the ratio of total floor area to the lot area. A development with 25,000 square feet of floor area on a lot of 100,000 square feet would have a FAR of 25 percent, regardless of the number of stories contributing to the floor area. Only the R-MH, C-R-MH, R-H, C-R-H and U zone use the

FAR in determining densities for the area. Additionally, these zones, except for the University Combining Zone, have limits to the number of units per area. Discrepancies currently exist between the General Plan: 2020 FARs and the Comprehensive Land Use Code FARs, as well as the allowable unit densities. For example, the General Plan: 2020 FAR for the R-L designation is 0.50 while the Code establishes no FAR for this zone. These discrepancies will be corrected in the updated Code to correspond to the General Plan: 2020.

TABLE HE-56 GENERAL PLAN RESIDENTIAL DEVELOPMENT STANDARDS

	R-VL	R-L	R-M	R-H
Density Range	2 or fewer primary units per acre	From 2 to a maximum of 7.25 units per acre	From 7.26 to a maximum of 15 units per acre	From 15.01 to a maximum of 32 units per acre
Maximum Floor Area Ratio*	0.20	0.50	0.50	0.60
Minimum Lot Size/Average	20,000 sq. ft.	4,000 sq. ft. with 6,000 sq. ft. average	6,000 sq. ft.	6,000 sq. ft.
Minimum Open Space	80%	50%	50%	40%

Source: City of Arcata General Plan: 2020

Note: *Floor Area Ratio (FAR) is a factor applied to the lot area to obtain the maximum permitted habitable floor area. For example, a FAR of 0.35 applied to a 10,000 square foot residential lot, would allow a maximum of 3,500 square feet of building floor area.

TABLE HE- 57 ZONING ORDINANCE RESIDENTIAL DEVELOPMENT STANDARDS

Zone	Front Yard	Side Yard	Rear Yard	Height	Floor Area Ratio	Open Space
R-A	25 ft.	10 ft.	25 ft.	35 ft.	None	None
F/H	10 feet adjoining street, 5 feet adjoining any other property line.			35 ft.	None	80%
R-R C-RR	10 feet adjoining street, 5 feet adjoining any other property line.			35 ft.	None	70%
R-L C-R-L	10 feet adjoining street, 5 feet adjoining any other property line.			35 ft.	None	50%
R-M C-R-M	10 feet adjoining street, 5 feet adjoining any other property line.			35 ft.	None	50%
R-MH C-R-MH	10 feet adjoining street, 5 feet adjoining any other property line.			45 ft.	Studio: 40% 1-Bed: 50% 2-Bed: 50% 3-Bed: none	40%
R-H C-R-H	10 feet adjoining street, 5 feet adjoining any other property line.			45 ft.	Studio: 40% 1-Bed: 50% 2-Bed: 60% 3-Bed: none	30%
U	Does not apply			Doe not apply	35% in R-M, C-R-M 50% in R-MH, C-R-MH 75% in R-H, C-R-H	Does not apply

Source: City of Arcata Zoning Ordinance.

Note: * in the area outside the University Area Combining Zone there is no limit on the floor area ratio of units having three or more bedrooms.

Automobile parking requirements can inhibit housing development for all new construction if the required spaces are substantial in number, consuming land that could otherwise be used for housing. The number of off-street parking spaces required is based on the square footage of the dwelling unit (see Table HE-58). The minimum number of spaces required is two. Parking spaces for multifamily units is also based on the square footage of the development and differs depending on whether the development is in the University Combining Zone or not. For example, a new single family dwelling unit of 1,700 square feet in size would require three off-street parking spaces, either within a garage, on a driveway or a combination of both, while a larger unit of 2,500 square feet would require four spaces, also within a garage, on a driveway or a combination of both. A new multifamily complex of 20 units, ranging from 650 to 1,100 square feet per unit and totaling approximately 16,400 square feet, would require 27 spaces in the University Zone and 32 spaces in other zones in the City. Excessive parking requirements reduce the amount of buildable area and can add to the cost of housing. The parking requirements in the City are considered a constraint to housing development by requiring so many spaces per housing unit. During public hearings held on the Housing Element, developers and others associated with the real estate industry identified that the City's parking requirements constrained their ability to produce affordable housing. While the City's Density Bonus Ordinance offers relief from the parking standards for affordable, disabled, and senior units, Implementation Measure HE-16 was incorporated into this Housing Element to reduce the parking requirements for residential units in the City and lessen this constraint.

Bicycle parking spaces are also required in multifamily development and are based on the number of required automobile parking spaces. In the University Combining Zone more spaces are mandatory to account for the higher numbers of students, which historically ride bicycle more than drive automobiles, in that area.

TABLE HE- 58 RESIDENTIAL OFF-STREET PARKING STANDARDS

Number of Spaces	Single Family Dwellings and Second Units	Multifamily Dwellings	
		Not in University Zone	In University Zone
2	1,500 sq. ft. or less	N.A.	N.A.
3	1,501 to 2,500 sq. ft.	1,750 sq. ft. or less	2,100 sq. ft. or less
4	2,501 to 3,500 sq. ft.	1,751 to 2,250 sq. ft.	2,101 to 2,700 sq. ft.
5	3,501 to 4,500 sq. ft.	2,251 to 2,750 sq. ft.	2,701 to 3,300 sq. ft.
6	4,501 to 5,500 sq. ft.	2,751 to 3,250 sq. ft.	3,301 to 3,900 sq. ft.
7	5,501 to 6,500 sq. ft.	3,251 to 3,750 sq. ft.	3,901 to 4,500 sq. ft.
8	6,501 to 7,500 sq. ft.	3,751 to 4,250 sq. ft.	4,501 to 5,100 sq. ft.
9	7,501 to 8,500 sq. ft.	4,251 to 4,750 sq. ft.	5,101 to 5,700 sq. ft.
10	8,501 to 9,500 sq. ft.	4,751 to 5,250 sq. ft.	5,701 to 6,300 sq. ft.
	Increase by one parking space for each multiple of 1,000 sq. ft.	Increase by one parking space for each multiple of 500 sq. ft.	Increase by one parking space for each multiple of 600 sq. ft.
REQUIRED BICYCLE PARKING SPACES			
Required Automobile Parking Spaces		Not in University Zone	In University Zone
1 to 4 Spaces		100% of parking spaces	150% of parking spaces
5 to 10 Spaces		75% of parking spaces	112.5% of parking spaces
11 to 19 Spaces		50% of parking spaces	75% of parking spaces
20 Spaces or more		30% of parking spaces	45% of parking spaces

Source: City of Arcata Zoning Ordinance.

Residential development standards are used to help define the City desire to establish aesthetically pleasing, people friendly, useful, safe, and orderly residential construction and development. Much of the regulations in the standards, such as open space, lot sizes, and height limits, must be balanced with the need for additional housing in a limited area. Many of these standards could be considered a housing development constraint, however these standards are in place to assist in the maintaining of City character. Both minimum lot sizes and parking standards are considered to constrain housing development by adding additional cost and reducing land availability to development. Implementation Measure HE-16 has been incorporated into the Housing Element to reduce or remove these constraints.

Provision for a Variety of Housing. The Housing Element must identify adequate sites that are available to encourage the development of various housing types for all economic segments of the population through appropriate zoning and development standards. Housing types include single-family residential housing, multiple family residential housing, residential accessory dwelling units, mobile homes, duplexes, and residential care homes. Table HE-59 shows the housing types permitted in the various residential zoning districts of Arcata.

TABLE HE-59 HOUSING TYPES PERMITTED BY ZONING DISTRICT

HOUSING TYPE	ZONING DISTRICTS						
	R-A	F/H	R-R	R-L	R-M	R-MH	R-H
Residential Units	P	P	P	P	P	P	P
Duplex				P			
Apartments					P	P	P
Second Dwelling Units	P	P	P	P			
Mobile Home Parks				R	R	R	R
Community Care Facilities	P, C*	P, C*	P, C*	P, C*	P, C*	P, P	P, P
Group Quarters	C	C	C	C	C	P	P

Note:
*Community Care Facilities for six or less persons are permitted by right. Facilities with 7 or more [persons require a use permit.
P = Permitted use
R = Requires Planning Commission review
C = Permitted use subject to the issuance of a conditional use permit

Design Review. The City of Arcata requires design review of all residential new construction projects and subdivisions, except for single-family dwellings, which is only required in the Neighborhood Preservation Area, Coastal Scenic Area or is a Designated Historic Structure. However, the Arcata General Plan that identifies single-family development located in hillside areas require design review.

Second units are also required to undergo design review. The City's review process for second units is consistent with state law (AB 1866). That is, allowing second units by right in single family residential areas in the City with only a ministerial review. This law does allow the locality to impose certain standards for second units and allows for architectural review or, in the case of the City, a design review. While second units are required to submit to design review, there are exemptions to this requirement. Under the following conditions a second unit would be required to undergo design review:

1. Units that have more than one bedroom:
    a. That are visible from the street, or
    b. That are greater than 665 square feet, or
    c. That are not garage conversions.

2. Units that are greater than 665 square feet:
    a. That are visible from the street, or
    b. That are not garage conversions.

3. Units resulting from garage conversions:
    a. That do not match the existing construction of the main house, or
    b. Have an entry door facing the street, except where entry is not visible from the street.

4. If Community Development Department staff believes that the proposed second unit doesn't fit in with the site of existing unit.

5. Units involving the construction of a 2-story structure or result in adding a second story to a 1-story structure.

6. Units where required off-street parking is obviously obtrusive (that is: the removal of landscaping or substantial lawn is paved or location of new parking is in front yard).

7. Units don't match the main unit in materials, roof line and style.

8. Units requiring Reduced Setback Option Agreement.

The Design Review process can add time and expense to the development of housing. The review process can add three weeks or more to the development process, however for purposes of streamlining the design review process, the Committee can refer project for "over-the-counter" design review, which lessens the time required substantially.

The applicant is required to submit to the Design Review Committee a site plan, detailed elevation drawings, photographs of site and surrounding neighborhood, detailed landscape plans, two sectional drawings of site, and other plans that may reasonably be required to assure compliance with Design Review criteria.

The Design Review Committee consists of a five person board with various requirements and experience to serve on the Committee. The Committee may approve or disapprove of the submitted design, suggest changes, modifications, and alterations to the design or impose conditions on the design. Standards for Review are set to help the Committee

determine the acceptability of the design. Appeals to the Committee's decision can be made to the City Council.

However, The Zoning Ordinance Design Review and the General Plan Design and Historical Preservation Element do not necessarily complement each other and steps must be taken to update the Zoning Ordinance to agree with the General Plan.

Solar Siting and Solar Access. The City's Comprehensive Land Use Code includes Solar Siting and Solar Access regulations for all future development in Arcata over which the City has discretionary review authority. Multifamily, subdivisions and Planned Development are required to follow these regulations. The Solar Siting and Solar Access section of the Code was established in response to the requirements of Section 66473.1 of the State Subdivision Map Act. These provisions are intended to permanently protect access to solar energy by requiring adequate building orientation and placement on a lot. Proper building placement and orientation is fundamental to fully utilize solar energy.

The requirements are as follows:

- Lot size, orientation, and building configuration shall permit primary residence(s) on at least 80 percent of the building sites to have adequate solar access[1],
- Lot size and configuration shall permit at least 80 percent of primary residences to have the short axis of the house aligned between 15 degrees east of south and 30 degrees west of south,
- When adequate solar access is not feasible on one or more lots, those lots shall be designed to provide as much solar access as possible,
- Lot size, orientation, and building configuration shall insure that no primary residence(s) on lots adjacent to the new developments lose their adequate solar access,
- Streets shall be oriented within 15 degrees of east-west where feasible,
- Exemptions from the provisions listed shall be granted by the Planning commission if (a) compliance will result in reducing densities below that which would normally be allowed at the time of the application, and (2) compliance is not feasible as defined in the Code.

Natural Hazards Combining Zone. As a result of Arcata's unique mix of geologic conditions, steep slopes, weather, soils and existing development, the City has established a variety of development limitations in the interest of public safety. The Natural Hazards Combining Zone (NH) has been developed to regulate land use in areas of the City subject to natural hazards. This regulation is intended to protect lives and property from destruction and damage and to protect the community from the cost of damages, which may be incurred when unstable or premature development is allowed without consideration of the natural hazards. Natural hazards addressed by the NH Zone are flooding, liquefaction, severe slope stability hazards and fault-rupture.

[1] Adequate solar access is defined as building orientation such that the south wall down to ground level of the principal building on the lot shall not be shaded more than ten percent between the hours of 10 a.m. and 2 p.m. at any time throughout the year.

- **Landslide Hazard Area:** The City of Arcata contains a significant area of hilly terrain. Due to both public safety and aesthetic concerns, the City has strictly limited hillside development. Two tiers of limitations have been applied, one affecting properties with slopes between 15 and 25 percent and the other with slopes exceeding 25 percent. The Arcata Code, limits the buildable area for lots with slopes between 15 and 25 percent to a "contiguous buildable area of at least 4,000 square feet. All parts buildable shall have a natural slope of less than 15 percent. The buildable area shall be at least 40 feet wide at all points".

- **Earthquake Fault Hazard Areas:** Most notable of documented Earthquake Fault Hazard areas is the Alquist-Priolo Special Study Zone, a potentially active earthquake fault zone. Virtually all development in the study area requires special geologic engineering reports to determine fault locations and appropriate development limitations. In addition, all land within 300 feet of a potentially active thrust fault requires geologic engineering reports. The high cost of completing the necessary reports may be considered prohibitive, however these reports are necessary for the welfare of the City and its residents.

- **Liquefaction Hazard Area:** When water in unconsolidated sand and other granular materials are subjected to pressure caused by ground motion, a loss of strength (shear resistance) to the unconsolidated sand or granular materials is called liquefaction. The earthquake-induced deformation transforms a stable granular material into a fluid in which the solid particles are in a virtual state of suspension, similar to quicksand. The effect is that ground literally flows out from under a building. Portions of the City are in areas which are considered as having a potential high and moderate liquefaction hazard All development in the NH zone are subject to reporting requirements and may require special construction techniques to develop the property. As with the Earthquake Fault Hazard Areas, these reporting requirements may be prohibitive, but considered necessary for the welfare of the City and its residents.

- **Special Flood Hazard Areas:** All developments in this zone are subject to review procedures and certification requirements. The City enforces the flood insurance standards of the Federal Emergency Management Agency. The City also limits the development in wetlands and along creek channels. Because of Arcata's natural characteristics a significant amount of the community has development restrictions associated with wetlands, creek zones, and flood plains.

Wetland and Creek Protection Combining Zone. The wetland and creek protection combining (:WCP) zone is used to identify and protect marshes, creeks, sloughs, and their borders from destruction and degradation. The :WCP zone provides standards for development that incorporates creeks and wetlands into the site design for the development and also seeks to ensure that legally-created lots in riparian and wetland areas contain a building site. This combining zone requires setbacks typically from 50 to 100 feet from wetlands; however, additional mitigation is required within the Coastal Zone.

Permitted uses and conditionally permitted uses are allowed within the :WCP zone, using the same standards and conditions that would apply in the primary zone.

Coastal Zone. Nearly all of the land to the west and southwest of the City, as well as a substantial portion within City limits, is in the California Coastal Zone. Any development in this area requires additional approval of the California Coastal Commission, which may add at least six months to any development proposal. The City and County have both adopted a Local Coastal Plans, which affects development.

The City of Arcata has identified policies in its General Plan designed to protect the coastal area. These policies address a variety of areas such as new urban development, public access and recreation, water and marine resources, industrial development, hazards, agriculture, and public works. The majority of these policies do not have an impact on housing and are consistent with the General Plan Land Use Designations. Policy GM-4a Urban Services Boundary does limit the housing in certain areas of the Coastal Zone. This policy stipulates, "only the Agriculture-Exclusive (A-E), Natural Resources (NR), and Public Facilities (PF) land use designations shall be applied to areas outside the Urban Services Boundary and within the Coastal Zone". This policy limits the amount of residential development that could occur in Coastal Zone areas and therefore may be considered a constraint to housing development. However, the majority of this land is considered irreplaceable agricultural and natural resources land and should be reserved not only for its productive value but also for the natural beauty and open space value it gives to the City. The Coastal Zone of the City is considered a very important element of the City and should be protected as such from the encroachment of urban development and its inherent problems.

Article 10.7 Section 65590 of the California Government Code establishes minimum requirements for housing within the coastal zone for low or moderate income households. Generally, the statute requires that the "conversion or demolition of existing residential dwelling units occupied by persons and families of low and moderate income...shall not be authorized unless provision has been made for the replacement of those dwelling units with units for persons and families of low or moderate income". The statue has certain

TABLE HE-60 GEOLOGIC HAZARD LAND USE MATRIX

Building Type/Land Use			Earthquake Shaking Hazard	Fault Rupture Hazard		Slope Stability Hazard				Liquefaction Potential		
						Low			High	Low		High
				SSZ	PAF	V	IV	III	II & I	III	II	I & II
Critical	Hazardous	Hazardous substance storage, reservoirs, natural gas storage tanks	R1	R2	R2	D	D	R1	R1	R1	R1	P
	Essential	Hospitals, fire and police stations, emergency control centers, power plants, power and communication substations, schools, theaters										
	Private	Auditoriums, hotels, large motels, major office buildings, **high density residential**										
Non Critical	Moderate Risk	**Residential structures** on existing lots with footing loads greater than typical two story wood frame dwellings, **residential structures** with three stories or more	D	R2	D	D	D	R2	R1	D	R1	R1
		Major subdivisions	D	R2	R2	D	R2	R1	R1	D	R1	R1
		Heavy industrial	R2	R2	R2	D	R2	R2	R1	R1	R1	R1
	Low Risk	**Multifamily structures** greater than 4-plexes	D	R2	D	D	D	R2	R1	D	R1	R1
		Minor subdivisions	D	R2	D	D	D	R2	R1	D	R1	R1
		Light industrial, warehousing, commercial	D	R2	D	D	D	R2	R2	D	R1	R1
		Residential two stories or less on existing lots	D	D	D	D	D	R2	R2	D	D	D

Source: City of Arcata Zoning Ordinance

Notes

P: Development prohibited.

R1: Engineering geologic report and soils report engineering report required.

Engineering geologic report must be prepared by a Certified Engineering Geologist.

Soil engineering report may be prepared by a Registered Civil Engineer with appropriate geotechnical knowledge and experience or by a Certified Engineering Geologist with appropriate geotechnical knowledge and experience.

R2: Engineering geologic report required.

Engineering geologic report may be prepared by a Registered Geologist with appropriate geotechnical knowledge and experience.

D: Report requirement is left to the discretion of City building Inspector.

SSZ: Alquist-Priolo Special Study Zone

PAF: potentially active fault.

location and time limits for the replacement of housing to the effected persons or families. Also, according to the statute, "new housing development constructed within a coastal zone shall, where feasible, provide housing units for persons or families of low or moderate income". However, the section has a number of exceptions to the replacement rule such as a residential structure with less than three units, the city coastal zone is less than 50 acres in size, if the city has an in-lieu fee program in place for replacement housing, etc. In addition, new development may provide affordable housing at another location with in three miles of the coastal zone. This Article may be considered a constraint to new housing as it may raise the cost of this housing and discourage developers from constructing new housing in this area. However, the City has no control over this statute, as it is a State code.

Housing Codes and Code Enforcement. The purpose of the building related codes is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures with the City.

The codes used by the City of Arcata are mandated by the State of California and were adopted by Ordinance 1337, November 2002. Other than special standards for historic buildings, the city has not adopted local amendments to the building codes that have any effect on housing. Adopted codes are as follows:

- 1997 Uniform Housing Code,
- 1997 Uniform Code for Building Conservation,
- 1997 Uniform Sign Code,
- 1997 Uniform Code for the Abatement of Dangerous Buildings,
- 2001 California Building Code,
- 2001 California Historical Building Code,
- 1997 California Administrative Code,
- 2001 California Electrical Code,
- 2001 California Fire Code,
- 2000 California Energy Code,
- 2001 California Mechanical Code, and
- 2001 California Plumbing Code.

Most building and zoning enforcement activities of the City are in response to complaints of City residents.

Site Improvements. Arcata has on- and off-site improvement requirements for new residential development based on the location and size of the development. Residential subdivision projects are required to provide street, curb, sidewalk, driveway, and transition improvements to the frontage of each lot. Street widths including curb and gutters are as follows: local streets require 24 to 36-feet and collector streets require 24 to 48 feet in width. In the Planned Development Combining (PD) zone, standards vary and are determined on a case-by-case basis. Storm drainage and street lighting are required for subdivision development. Each residential project is also required to connect to an approved sanitary system and domestic water supply, and power.

Off-site improvements are required where necessary to allow for the proposed density of the development. For instance, a proposed high density residential development at the end of a gravel road would be required to upgrade to full street improvements along the access road. Typical off-site improvements include street construction consisting of sidewalks, curbs, gutters and sewer and water line extensions.

Development Impact Fees, and Processing Fees. Two aspects of local government have been criticized as placing burdens on the private sector's ability to build affordable housing. These are: (1) the fees or other exactions required of developers to obtain project approval and, (2) the time delays caused by the review and approval process. Critics contend that lengthy review periods increase financial and carrying costs and that fees and exactions increase expenses. These costs are in part passed onto the prospective homebuyer in the form of higher purchase prices or rents.

A variety of development impact fees are often assessed on new residential projects that include City controlled fees (such as development application fees and building permit fees) and utility service connection fees (e.g., sewer and water connection fees). The various planning review and processing fees, development impact fees, and utility service connection fees collectively can add significant costs on housing. The City of Arcata has adopted fees for all developments including single-family and multi-family developments (see Tables HE-61 and HE-62).

Development fees are a necessary City program and are in place to offset the cost development the City incurs as a result of new construction. These fees, as with development standards, must be balanced with the production of housing. Table HE-61 illustrates the typical residential development fees. As of 2003, a single family housing unit typically costs $5,771 in fees and a multifamily units cost $5,347 in fees. The fees are not considered to constrain development and many of these fees are reduced or waived for affordable housing projects in order to assist the production of these units.

TABLE HE-61 TYPICAL RESIDENTIAL DEVELOPMENT FEES

Item	Fee*
Single-family: 1,500 sq. ft. home, 6,000 sq. ft. lot with an estimated construction cost of $100,000, in residential zone	
Building Permits and Plan Review	$1,183
Staff review	$30
Design review	$125
Wastewater Connection fee	$1,710
Water Connection fee**	$2,140
Electrical connection/capacity fees	$91.50
Residential construction tax	N/A
Drainage fee	$492
Parkland in-lieu fee	N/A
Total	$5,771.50
Multifamily: 6 two-bedroom units of 600 square feet each, standard wood-frame construction, two-story building, 3,600 square feet of living area in project. Estimated construction value (excluding lot grading and flat work) $300,000.00	
Building Permits and Plan Review	$760
Staff review	$30
Design review	$125
Wastewater Connection fee	$1,710
Water Connection fee**	$2,140
Electrical connection/capacity fees	$33
Residential construction tax	$500
Drainage fee	$49.20
Parkland in-lieu fee	N/A
Total	$5,347.20
Source: City of Arcata Building Department Note: *Based on typical fees charged. ** Cost if connection preformed by City in City limits.	

TABLE HE-62 CITY DEVELOPMENT FEES

Item	Fee
Residential Construction Tax ▪ Fee - multifamily	 1% of the valuation
Parkland Dedication Parkland dedication can be a dedication of land or an in lieu fee. Where a fee is required to be paid in lieu of parkland dedication for a subdivision, the amount of the fee is based on the current fair market value of the amount of land which would otherwise be required to be dedicated to parkland.	In lieu fee is based on fair market value of required dedication of land. ((new DUs)x(pop/DU)x(5 acres)x (FMV/buildable acre))/1000 people = in lieu fee
Drainage Development Fee ▪ Fee	 $0.082 /Sq. Ft.
Wastewater Collection System Connection Fees ▪ Sewer lateral in place ▪ Installation of sewer lateral and cleanout ▪ Installation of cleanout at property line	 $1,325 + $385* $2,990 + $385 $550/cleanout
*Additional charge for using future capacity in treatment plant is 28 percent of sewer capital fee and is charge for each additional living unit over one or additional charge for each 18 fixture units in excess of the first 18 fixture units.	
Water System Connection Fee ▪ Connection preformed by City in corporate limits 5/8 by 3/4" meter 1" meter 1 ½" meter 2" meter	 $1,275 + 865 $1,360 + $1,110 $1,920 + $1,360 $2,200 + $1,610

Item	Fee
▪ Connection preformed by City outside corporate limits	
5/8 by 3/4" meter	$1,365 + $865
1" meter	$1,425 + $1,110
1 ½" meter	$2,010 + $1,360
2" meter	$2,980 + $1,610
▪ Connection preformed by subdivider in corporate limits	
5/8 by 3/4" meter	$140 + $865
1" meter	$210 + $1,110
1 ½" meter	$625 + $1,360
2" meter	$820 + $1,610
▪ Connection preformed by subdivider outside corporate limits	
5/8 by 3/4" meter	$240 + $865
1" meter	$375 + $1,110
1 ½" meter	$780 + $1,360
2" meter	$980 + $1,610
Seismic Fee	
▪ Residential	0.0001 per $1.00
Grading Permit	
50 cubic yards or less	$25.60
51 to 100 cubic yards	$40.35
101 to 1,000 cubic yards	$44.00 + $19.00/100 sq. ft.
1,001 to 10,000 cubic yards	$212.00 + $15.80/1,000 sq. ft.
10,001 to 100,000 cubic yards	$354.25 + $71.95/10,000 sq. ft.
100,001 cubic yards or more	$1001.70 + $39.80/10,000 sq. ft.
Plumbing Permit	
▪ Permit issuance	$25.60
Electric System Fee	
▪ One and two family dwelling	0.061 per sq. ft.
▪ Multifamily (three or more dwelling units)	0.055 per sq. ft.
Mechanical Permit	
▪ Permit issuance	$25.60
Building Permits	
▪ Permit	$25.60
$1 to $500	$25.60 + $3.30/$100
$501 to $2,000	$75.50 + $15.25/$1,000
$2,001 to $25,000	$426.20 + $11.00/$1,000
$25,001 to $50,000	$701.70 + $7.65/$1,000
$50,001 to $100,000	$1,083.20 + $6.10/$1,000
$100,001 to $500,000	$3,524.80 $5.20/$1,000
$500,001 to $1,000,000	$6,113.75 - $4.00 for each additional
$1,000,001 and over	$1,000 over $1,000,000
▪ Permit Issuance Fee	$25.60
Planning and Zoning	
▪ Staff reviews	$50
▪ Design Review Commission Application	$125
• Amendment of previous review	½ fee
• Preliminary review	No charge
▪ Zoning Administrator Application	
• Notice and Public Hearing required	$500
• Notice required, Hearing not required	$500
• Hearing not required, Notice not required	$60
• Emergency Permits in Coastal Zone	$115

Item	Fee
• Administrative Determinations	$50
▪ Planning Commission Applications	$800
▪ City Council Applications	$800
▪ Outside Contract Services	cost + 10%
▪ Environmental Document Processing	
• Categorical Exemptions	$50
• Negative Declarations	$170
• Environmental Impact Reports	cost + 10%
▪ Provision of legal notice	$150
▪ Appeal	$150
Plan Review	
▪ Grading Plan review	
50 cubic yards or less	No fee
51 to 100 cubic yards	$25.60
101 to 1,000 cubic yards	$40,35
1,001 to 10,000 cubic yards	$53,70
10,001 to 100,000 cubic yards	$53.70 + $26.70/10,000 yd^3
100,001 to 200,000 cubic yards	$294.00 + $14.45/10,000 yd^3
200,001 cubic yards or more	$438.45 + $7.90/10,000 yd^3
▪ Site Plan review	65% of building permit fee
▪	

Source: City of Arcata Master Fee Schedule

Development Permit and Approval Processing. The development review and permitting process is utilized to receive, evaluate, and consider approval of new development applications. The development review and permitting process ensures that new residential projects reflect the goals and policies of the General Plan and meet the intent and requirements of the zoning code.

Applications for development permits are made in writing to the Community Development Department. Applications vary depending on the permit being requested. In addition, some planning applications require public hearings. Development permit approval processing in Arcata does not create any unnecessary delays or increases to the cost of housing.

Processing and Permit Procedures for Residential Development

A. Where the land is zoned and subdivided for the type of development proposed, the typical application review time for residential development is summarized as follows:

1. Single – Family Dwellings: Three weeks from filing a completed application to issuance of a building permit.

EXCEPTIONS - Two months may be required to process projects within Neighborhood Conservation Areas, for new construction on properties with a designated historic landmark, for projects requesting Reduced

Setback Option Agreements, or for City Jurisdiction Coastal Development Permits.

2. Second Units: Three weeks from filing a completed application to issuance of a building permit.

   EXCEPTIONS - Two months may be required to process projects that fall within the following categories:

   a. More than one bedroom.
   b. Greater than 665 square feet in floor area.
   c. Certain garage conversions.
   d. Two-story construction.
   e. Substantial changes in landscaping to accommodate parking.
   f. Non-compatibility design issues with an existing structure, or
   g. Any of the four exceptions identified in B1 above.

3. Duplexes and Multiple Family: Six weeks from filing a completed application to issuance of a building permit (the City contracts for the review of multifamily projects, this adds several weeks to the review process).

   EXCEPTIONS - Three months may be required to process projects that fall within the following categories:

   a. Units greater than two stories in height, or
   b. Any of the four exceptions identified in A1 above.

4. Mobile Home Park: Three months from filing a completed application to issuance of a Conditional Use Permit.

B. Where the land is zoned but not subdivided for the type of development proposed, the typical application review time for this discretionary process is summarized as follows:

   1. Minor Subdivision. Once a complete application is received by the Community Development Department, the Zoning Administrator can usually process a Minor Subdivision within a three month time period. If there are unanticipated modifications to the project by the applicant and/or a recommended review by the Planning Commission, then the average processing time in Arcata will extend to seven months.

   2. Major Subdivisions and/or Planned Developments. Once a complete application is received by the Community Development Department, a Major Subdivision and/or Planned Development can usually be processed within a nine month time period. The increase in time is attributed to the additional environmental work that is required. If there are unanticipated

modifications to the project by the applicant, Planning Commission, or the City Council, then the average processing time in Arcata will extend to 15 months.

The costs associated with development project review will vary between projects. Arcata utilizes an efficient and comprehensive approach towards development review and permitting that allows for quick response to developer applications. The City utilizes many practices to expedite application processing, reduce costs, and clarify the process to developers and homeowners. Increased development costs resulting from delays in the City's development review, public hearing, and permitting process are not considered a constraint on housing development.

3.11. OPPORTUNITIES FOR ENERGY AND RESOURCE CONSERVATION

Energy related costs could directly impact the affordability of housing in Arcata, particularly with California in a midst of an energy crisis. Title 24 of the California Administrative Code sets forth mandatory energy standards for new development and requires the adoption of an "energy budget." Subsequently, the housing industry must meet these standards and the City is responsible for enforcing the energy conservation regulations. Alternatives that are available to the housing industry to meet the energy standards include:

- A passive solar approach that requires suitable solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels.
- Higher levels of insulation than what is previously required, but not requiring thermal mass or window orientation requirements.
- Active solar water heating in exchange for less stringent insulation and/or glazing requirements.

PG&E serves the electrical and gas needs in Arcata. PG&E offers energy assistance programs for lower income households to help lower income households to conserve energy and control utility costs. These programs include the California Alternate Rates for Energy (CARE) and the Relief for Energy Assistance through Community Help (REACH).

The CARE program provides a 20 percent monthly discount on gas and electric rates to households with qualified incomes, certain non-profit organizations, homeless shelters, hospices, and other qualified non-profit group living facilities.

The REACH program provides one-time energy assistance to customers who have no other way to pay their energy bill. The intent of REACH is to assist low-income households, particularly the elderly, disabled, sick, working poor, and the unemployed, who experience hardships and are unable to for their necessary energy needs.

In addition, the State Department of Health and Human Services funds the Home Energy Assistance Program (HEAP). HEAP provides financial assistance to eligible low-income persons to offset the costs of heating and/or cooling their housing unit.

PG&E has a number of energy reduction tips and information available such as: home weatherization, energy saving tips, residential energy guide and more. All available through PG&E and on their web site at http://www.pge.com

As a part of the City's General Plan 2020, Environmental Quality and Management Element, policies have been implemented to encourage the use of energy efficient materials and appliance in home construction. Policy RC-8b exemplifies this policy:

> "Encouragement of energy efficiency and conservation. The City shall coordinate with energy suppliers and agencies to educate residents, property owners, and business operators about the need for and benefits of conserving energy. The City shall maintain and distribute current information about building insulation; energy efficient appliances; lighting and heating; other conservation measures and materials; and home power alternatives."

The City promotes the use of solar energy through the Solar Works, A Step-by-Step Guide to Using Solar Electricity informational guidebook. This guidebook is available at City Hall and on the City's web site.

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2000 U.S. Census, Summary Tape File 3.

APPENDIX 1

STATE AND FEDERAL FUNDING SOURCES

(Source: California Department of Housing and Community Development)
Updated 13 Feb 2004

Building Equity and Growth in Neighborhoods Program (BEGIN)

Notice of Funding Availability - Approximately $24 million

- 15-Jan-04: NOFA Issuance
- Ongoing, continuous: Applications accepted, reviewed and funds awarded:

CalHome Program

CalHome General, Notice of Funding Availability ($25 million)

- 04-Feb-04: Award Announcement

Self-Help Housing Technical Assistance Grants ($3.6 million)

- 24-Dec-03: NOFA Issuance

California Indian Assistance Program (CIAP)

Program not currently making loans or grants.

California Self-Help Housing Program (CSHHP)

Funds available through CalHome Self-Help NOFA

Code Enforcement Grant Program (CEGP)

New program description and NOFA.

See NOFA /Application Amendment (3-13-03).

Downtown Rebound Program (DRP)

No current funding being offered for project loans or predevelopment grants.

Emergency Housing and Assistance Program Operations Grants (EHAP)

Approximately $5.3 million for all EHAP grants

- 12-Sep-03: Anticipated NOFA Date
- 13-Nov-03: Application deadline

Emergency Housing and Assistance Program Capital Development (EHAPCD)

Notice of Funding Availability ($31 million)

- 31-Oct-03: NOFA Issuance
- 26-FEB-04: Application Deadline
- 04-Jun-04: Award Announcement

Enterprise Zone Programs

For Current Information

Exterior Accessibility Grants for Renters

Notice of Funding Availability ($4.75 million)

- 09-Feb-04: Award Announcement

Federal Emergency Shelter Grant Program (FESG)

Homeless Facilities Operating Grants ($5.5 million)

- 28-Mar-03: RFP Issuance

Home Investment Partnerships Program (HOME)

Notice of Funding Availability ($75 million)

- 15-Sep-03: NOFA Issuance
- 17-Nov-03: Applications Due
- 13-Feb-04: Award Announcement

Housing Assistance Program (HAP)

This program administers Federal Section 8 rent assistance funds in 12 rural counties.

Jobs-Housing Balance Incentive Grants

Notice of Funding Availability ($25 million)

- 24-Jan-03: NOFA Issuance
- 27-Oct-03: Revised Award Announcement

Joe Serna, Jr. Farmworker Housing Grant Program (JSJFWHG)

General NOFA ($35 million)

- 24-Oct-03: NOFA Issuance

NOFA for Migrant Farmworker Housing component issued 7 Feb 2003

Health-Housing Set-Aside NOFA ($20 million)

- 24-Nov-03: NOFA Issuance
- 29-Dec-03: Application Deadline

Local Housing Trust Fund Matching Grant Program

Notice of Funding Availability ($24 million)

- 18-Aug-03: NOFA Issuance
- 14-Nov-03: Application Deadline for Existing Funds
- 14-Nov-03: Applications Accepted for New Funds

- 31-Dec-03: Award Announcement for Existing Funds

Mobilehome Park Resident Ownership Program (MPROP)

Request for Proposals ($4 million)

- 25-Nov-03: RFP Issuance
- 24-Feb-04: Applications Deadline

Multifamily Housing Program (MHP)

General NOFA (General Allocation: $70 million)

- 30-Jan-04: NOFA Issuance
- 06-Apr-04: Application Deadline
- Jun-04: Loan and Grant Committee
- Jul-04: Funding Awards

Supportive Housing NOFA (Supportive Housing Allocation: $25 million)

- 15-Aug-03: NOFA Issuance
- 15 Sep-03: Application Submittal (continuous through 30-Jun-03)
- Jan-04: Loan and Grant Committee (continuous)
- Jan-04: Funding Awards (continuous)

Student Housing NOFA (Student Housing Allocation: $15 Million)

- 07-Nov-03: NOFA Issuance
- 05-Feb-04: Application Deadline
- Apr-04: Loan and Grant Committee
- Apr-04: Funding Awards

Rent Writedown NOFA (Currently no new funds being offered)

Office of Migrant Services (OMS)

This program develops, owns, and funds the operation of seasonal housing for migrant farm workers.

Funding to operate, maintain, and rehabilitate existing centers is budgeted and contracted annually.

Predevelopment Loan Program (PDLP)

Notice of Funding Availability ($3 million)

- 18-Aug-03: NOFA Issuance
- Ongoing, continuous: Applications accepted, reviewed and funds awarded as funds become available. :

Preservation Interim Repositioning Program (PIRP)

- Ongoing: Acquisition funding for "at-risk" affordable housing.

State Community Development Block Grant (CDBG) Economic Development Allocation: Over-the-Counter Component

Notice of Funding Availability ($4.7 million)

- 1-Jun-04: NOFA Issuance
- Ongoing, continuous: Applications accepted, reviewed, and funds awarded.

State Community Development Block Grant (CDBG) Economic Development Allocation: California Community Economic Enterprise Fund Component

Notice of Funding Availability ($8.8 million)

- 1-Jun-04: NOFA Issuance
- 20-Aug-04: Application due date
- 5-Nov-04: Award Announced

State Community Development Block Grant Program (CDBG): General, Native American and Colonias Allocations

Notice of Funding Availability

2004 General Allocation ($27 million)

2004 Native American Allocation ($635 thousand)

2004 Colonias Allocation ($2.5 million)

- 17-Oct-03: NOFA Issuance
- 13-Feb-04: Application Due Date
- 30-Apr-04: Award Announced

State Community Development Block Grant (CDBG): Planning and Technical Assistance Grants

General Activity (General: $2.9 million, ED: $1.4 million)

- Feb-04: NOFA Issuance
- 28-May-04: Funding Round I (Applications accepted, reviewed, and funds awarded)
- 30-Sep-04: Funding Round II (Applications accepted, reviewed, and funds awarded)

Workforce Housing Reward Program

- Guidelines expected December 2003:
- Program activity for Funding Round I begins Jan. 2004 through Dec. 2004:
- NOFA expected December 15, 2004:

APPENDIX 2

Housing Preservation Resources						
Organization	Address	City	ST	Zip Code	Phone Number	Contact Person
Humboldt County						
C. Sandidge and Associates	143 Scotts Valley	Hercules	CA	94547	(510) 724-7845	Cherene Sandidge
Christian Church Homes of Northern California, Inc.	303 Hegenberger Road, STE 201	Oakland	CA	94621-1419	(510) 632-6714	William F. Pickel
Foundation for Affordable Housing, Inc.	2847 Story Rd	San Jose	CA	95127	(408) 923-8260	Wallace K. Shepherd
Redwood Community Action Agency	904 G St	Eureka	CA	95501	(707) 269-2021	Kermit Thobaben
Rural Communities Housing Development Corp.	237 E. Gobbi St	Ukiah	CA	95482	(707) 463-1975 ext. 12	Tom Mon Pere
California						
Affordable Community Housing Trust	7901 La Riviera Drive	Sacramento	CA	95826	(916) 381-2001	M. McClenaghan
Alpha Property Management, Inc.	1755 East Martin Luther King Blvd.	Los Angeles	CA	90058	(323) 231-4174	Francis Rath
American Baptist Homes of the West	P.O. Box 6669	Oakland	CA	94603	(510) 635-1786 ext108	Margaret Weitkamp
Brian L. Fitterer, Inc.	4770 Campus Drive, No. 200	Newprot Beach	CA	92660	(949) 862-1500	Brian Fitterer
California Community Reinvestment Corp.	225 West Broadway, STE 120	Glendale	CA	91204	(818) 550-9800	George Vine
California Housing Finance Agency	1121 L Street, Room 207	Sacramento	CA	95814	(916) 327-2731	Jim Liska
California Housing Finance Agency 100	Corporate Point, No. 250	Culver City	CA	90230	(310) 342-1256	Kathy Weremiuk
California Housing Partnership Corporation	369 Pine Street, Suite 300	San Francisco	CA	94104	(415) 433-6804	Janet Falk
Christian Church Homes of Northern California, Inc.	303 Hegenberger Road, STE 201	Oakland	CA	94621-1419	(510) 632-6714	William F. Pickel
Citizens Housing Corp	26 O'Farrell St. #506	San Francisco	CA	94108	(415) 421-8605	Norrie Boyd, James Buck
Community Housing Assistance Program, Inc.	3803 E. Casselle Ave	Orange	CA	92869	(714) 744-6252	Ken Robertson
DML & Associates Foundation	6043 Tampa Ave, STE 101A	Tarzana	CA	91356	(818) 708-2710	Myron Lieberman
EAH, Inc.	2169 E. Francisco Blvd., STE B	San Rafael	CA	94901	(415) 258-1800	Alvin Bonnett
Eden Housing, Inc.	409 Jackson St.	Hayward	CA	94544	(510) 582-1460	Catherine A. Merschel
Foundation for Affordable Housing III, Inc.	2600 Michelson Dr, STE 1050	Irvine	CA	92612	(949) 440-8277	Tom or Deborrah Willard
Goldrich & Kest Industries, LLC	5150 Overland Avenue	Culver City	CA	90230	(310) 204-2050	Carole Glodney
HELP Development Corp.	30 East 33rd St	New York City	NY	10016	(212) 779-3350 ext 226	John Maneval
Joshua's House	24111 NE Halsey St., STE 203	Troutdale	OR	97060	(503) 661-1999	Mark Miles
Mercy Charities Housing California	1038 Howard St	San Francisco	CA	94103	(415) 553-6360	Dave Latina

Mercy Housing, Inc.	601 18th Avenue, STE 150	Denver	CO	80203	(303) 830-3374	Chuck Wehrwein/Jocelyn
National Affordable Housing Trust	2335 North Bank Drive	Columbus	OH	43220	(614) 451-9929	Robert Snow
National Church Residences	2335 North Bank Drive	Columbus	OH	43220	(614) 451-2151	John E. Stock
National Housing Development Corporation	10261 Civic Center Drive, First Floor	Rancho Cucamonga	CA	91730	(909) 291-1400	David Garcia
National Housing Trust	P.O. Box 3458	Walnut Creek	CA	94598	(925) 945-1774	Donna Kelley
OSM Investment Company	5155 Rosecrans Avenue, STE 120	Hawthorne	CA	90250	(310) 676-0451	Michael Orwitz
Paramount Financial Group, Inc.	1655 North Main Street, Suite 220	Walnut Creek	CA	94596	(800) 850-0694	Scott Fricker
Related Companies of California	18201 Von Karman Ave. STE 400	Irvine	CA	92612	(949)660-7272	William Witte
Retirement Housing Foundation	5150 E. Pacific Coast HWY., STE 600	Long Beach	CA	90804	(562) 597-5541	Dr. Laverne R. Joseph
Rural Communities Housing Development Corp.	237 E. Gobbi St	Ukiah	CA	95482	(707) 463-1975 ext. 12	Tom Mon Pere
Shelem, Inc	24111 NE Halsey St., STE 202	Troutdale	OR	97060	(503) 661-1999	Mark Miles
Solari Enterprises, Inc.	1544 W. Yale Ave	Orange	CA	92687	(714) 282-2520	Bruce Solari
Squier Properties	3129 6th St.	Santa Monica	CA	90405	(310) 581-9043	Gary Squier
SLSM, LLC	651 29th St.	San Francisco	CA	94101	(415) 826-0301	Stephen Matton
3R Real Estate	3605 Long Beach Blvd.	Long Beach	CA	90807	(562) 989-3730	Gary Kammer
The Trinity Housing Foundation	1399 Ygnacio Valley Rd. #21	Walnut Creek	CA	94598	(925) 939-5421	Bill Leone
Union Partners Realty Group, Inc.	24 Professional Center, STE 250	San Rafael	CA	94903	(415) 446-1811	Michael McDonnell

STATE OF CALIFORNIA -BUSINESS, TRANSPORTATION AND HOUSING AGENCY ARNOLD SCHWARZENEGGER, Governor

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March 11, 2004

Mr. Tom Conlon
Community Development Director
City of Arcata
736 F Street
Arcata, California 95521

Dear Mr. Conlon:

RE: Review of the City of Arcata's Draft Housing Element

Thank you for submitting Arcata's revised draft housing element, received for our review on February 17, 2004, along with additional revisions received on March 1, 9, 10 and 11, 2004. As you know, the Department of Housing and Community Development (Department) is required to review draft housing elements and report our findings to the locality pursuant to Government Code Section 65585(b). The Department is accommodating your request to expedite our review to facilitate the City's application for CDBG funds. Our telephone conversations with you, Mr. Larry Oetker, Deputy Director of Redevelopment, and Mr. Michael Mullen, Planning Programs Manager, along with our conversations with Ms. Beth Thompson and Mr. Mike Martin, the City's consultants, facilitated our review.

We are pleased to find the revised draft element with additional revisions addresses the statutory requirements described in the Department's February 6, 2004 review. The element will be in full compliance with State housing element law when adopted and submitted to this Department, pursuant to Government Code Section 65585(g).

We appreciate the City's efforts to develop land-use and housing strategies to address its share of the regional housing need. Arcata is commended for its programmatic commitments to facilitate the development of a variety of housing types and its efforts to address constraints to the development of affordable housing, particularly its commitment to reduce the parking requirements for residential developments and address constraints on the development and improvement of housing for persons with disabilities.

We are pleased to report, as a result of the approval of Proposition 46, a historic increase in funds available, on a competitive basis, through the Department to assist Arcata in addressing housing and community development needs. Information on these programs, including Notices of Funding Availability (NOFA), will be posted on the Department's website. Please consult our homepage at *www.hcd.ca.gov*.

We look forward to receiving the City's adopted housing element. If we can be of further assistance, or you have any questions, please contact Leah Northrop, of our staff, at (916) 323-7271.

In accordance with requests pursuant to the Public Records Act, we are forwarding copies of this letter to the persons and organizations listed below.

Sincerely,

Cathy E. Creswell

Cathy E. Creswell
Deputy Director

cc: Beth Thompson, Pacific Municipal Consultants
Mike Martin, Pacific Municipal Consultants
Larry Oetker, Deputy Director of Redevelopment, City of Arcata
Michael Mullen, Planning Programs Manager, City of Arcata
Mark Stivers, Senate Committee on Housing & Community Development
Suzanne Ambrose, Supervising Deputy Attorney General, AG's Office
Terry Roberts, Governor's Office of Planning and Research
Nick Cammarota, California Building Industry Association
Marcia Salkin, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Weiner, California Coalition for Rural Housing
John Douglas, AICP, Civic Solutions
Deanna Kitamura, Western Center on Law and Poverty
S. Lynn Martinez, Western Center on Law and Poverty
Alexander Abbe, Law Firm of Richards, Watson & Gershon
Michael G. Colantuono, Colantuono, Levin & Rozell, APC
Ilene J. Jacobs, California Rural Legal Assistance, Inc.
Richard Marcantonio, Public Advocates

PMC

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